



# **lighthouse** lettings



**£1,100 Per Calendar Month\* fees apply**

36 Hamilton Road, Long Eaton, Nottinghamshire, NG10 4QZ



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Lighthouse Estate Agents are pleased to offer this spacious two bedroom semi detached property.

The property briefly comprises an entrance hall reception lounge, dining room, breakfast kitchen, first floor landing, two double bedrooms, family bathroom. The second bedroom contains the staircase to the converted loft room, ideal for storage, study or playroom space.

Outside, the property enjoys a small courtyard style, low maintenance rear garden, privately accessed via the side gate.

Hamilton Road is extremely convenient for local amenities, including shops, schools and fantastic road and public transport access to Long Eaton town centre, Derby and Nottingham. EPC: E

PLEASE NOTE: A HOLDING FEE OF £100.00 WILL BE TAKEN WHILST THE RIGHT TO RENT, CREDIT CHECKS AND AFFORDABILITY CHECKS ARE CARRIED OUT. THE HOLDING FEE WILL THEN BE DEDUCTED FROM THE DEPOSIT. IF THE CHECKS ARE NOT SUCCESSFUL THE FEE WILL BE RETURNED. IF A TENANT WITHDRAWS FROM THE APPLICATION THE FEE IS NON REFUNDABLE TO COVER COSTS.

LIGHTHOUSE ESTATE AGENTS AND LETTINGS IS A MEMBER OF THE PROPERTY OMBUDSMEN : MEMBERSHIP NUMBER DO2304 ALL PROPERTY BONDS ARE SECURED AND HELD BY THE DEPOSIT PROTECTION SCHEME. BONDS FROM THE 1ST JUNE ARE A MAXIMUM OF FIVE WEEKS RENT

**Entrance Hall 3'3" x 2'11" (1.0m x 0.9m)**

**Reception Room 11'9" x 11'9" (3.6m x 3.6m)**

**Reception Room Two 11'9" x 11'9" (3.6m x 3.6m)**

**Kitchen 12'5" x 7'6" (3.8m x 2.3m)**

**First Floor Landing 11'9" x 2'7" (3.6m x 0.8m)**

**Bedroom One 11'11" x 11'10" (3.65m x 3.63m)**

**Bedroom Two 11'9" x 8'10" (3.6m x 2.7m)**

**Bathroom 8'10" x 7'10" (2.7m x 2.4m)**

**Second Floor Loft Room 13'1" x 11'5" (4.0m x 3.5m)**

## Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It

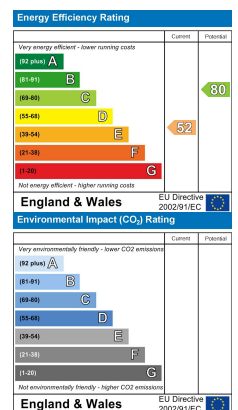
should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions



Lighthouse Estate Agents Ltd.

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