



# lighthouse lettings



**£825 PCM\* fees apply**

52 Gladstone Street, Kirkby-In-Ashfield, Nottinghamshire, NG17 7HT

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\*\*\*\*\*AVAILABLE SOON\*\*\*\*\* Lighthouse Lettings are pleased to present this spacious three bedroom property to rent. The property comprises of fitted kitchen, reception lounge, dining room, three generous sized bedrooms, family bathroom, enclosed garden and ample off road parking. Within walking distance to Kirkby town centre and good transport links. Awaiting EPC: D

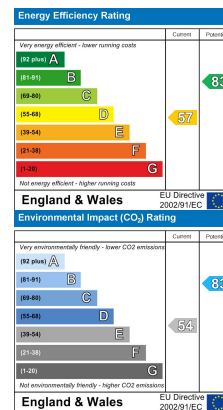
All properties are taken as seen and prospective tenants must make sure that they are happy with the particulars and condition of the property before applying for a property and entering into a tenancy agreement. Application fees are payable to apply for any of our properties. This does vary depending on the number of adults over 18. We will always advise you of our fees before applying for a property and a Terms of Business will have to be signed outlining all fees payable. Please note an application does not guarantee an offer of a tenancy.

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

## 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.

Registered Office: 28 Low Moor Road, Kirkby-in-Ashfield, Nottinghamshire, NG17 7BP

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