



lighthouse lettings



£950 PCM* fees apply

11 Welbeck Square, Stanton Hill, Sutton-In-Ashfield, NG17 3GW

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Lighthouse Estate Agents are pleased to offer this delightful townhouse with an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The layout of the ground floor allows for a seamless flow between the living areas, creating a warm and welcoming atmosphere. The property features a well-appointed bathroom, ensuring convenience for all residents. The bedrooms are designed to provide a peaceful retreat, each offering ample space for furnishings and personal touches, fully decorated and flooring. To the rear is an enclosed rear garden and the front offers off road parking for a number of vehicles. This townhouse benefits from a friendly community and is conveniently located near local amenities, schools, and parks. The surrounding area offers a blend of urban convenience and natural beauty, making it an ideal location for families and professionals alike. Don't miss the chance to make this delightful property your new home. EPC C

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

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.

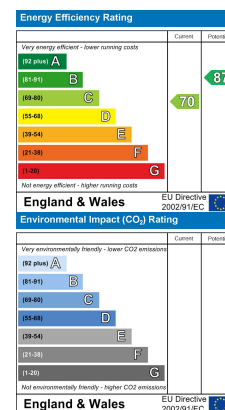
evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

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

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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