



£850.00

Per Calendar Month

CHURCHMOOR LANE,
ARNOLD

- GROUND FLOOR MAISONETTE
- NEWLY FITTED KITCHEN AND BATHROOM
- NEW DECORATION THROUGHOUT
- LOW MAINTENANCE GARDEN
- CLOSE TO AMENITIES
- EPC D

Ground Floor Maisonette to rent

A WELL-PRESENTED TWO BEDROOM GROUND FLOOR MAISONETTE, IDEALLY SITUATED IN A POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

THE PROPERTY OFFERS SPACIOUS AND MODERN ACCOMMODATION THROUGHOUT, COMPRISING A BRIGHT AND AIRY LIVING ROOM, A NEW FITTED KITCHEN COMES WITH A NEW FRIDGE FREEZER AND WASHING MACHINE.

THERE'S ALSO TWO BEDROOMS AND A CONTEMPORARY BATHROOM WITH SHOWER OVER BATH.

NEUTRAL DÉCOR AND MODERN FLOORING THROUGHOUT CREATE A LIGHT AND WELCOMING FEEL.

EXTERNALLY, THE PROPERTY BENEFITS FROM A GENEROUS LOW-MAINTENANCE REAR GARDEN, PERFECT FOR OUTDOOR SEATING AND ENTERTAINING, ALONG WITH A USEFUL STORAGE SHED. THERE IS ALSO SIDE ACCESS TO THE PROPERTY.

THIS ATTRACTIVE HOME WOULD BE IDEAL FOR PROFESSIONALS, COUPLES, OR A SMALL FAMILY SEEKING COMFORTABLE ACCOMMODATION IN A CONVENIENT LOCATION

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY;GEDLING BOROUGH COUNCIL
- PERIODIC TENANCY DEPOSIT £980.76
- RENT AFFORDABILITY ANNUAL INCOME £25,500

SECURITY DEPOSIT SET AT A MAXIMUM OF FIVE WEEKS RENT, THIS COVERS DAMAGES OR DEFAULTS ON THE PART OF THE TENANT DURING THE TENANCY.
AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT.



LIVING ROOM

4.528' X 3.317' (1.22M X 0.91M)

KITCHEN

3.183' X 2.408' (0.91M X 0.61M)

BATHROOM

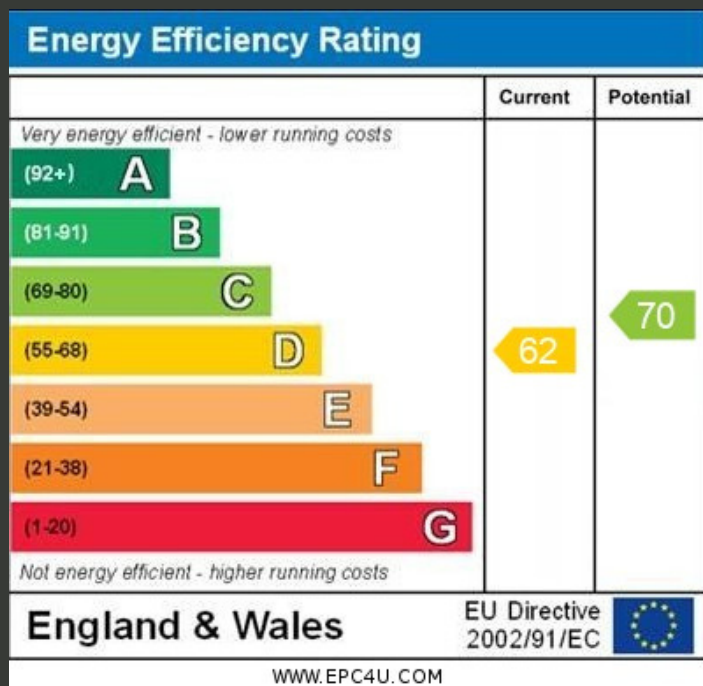
1.657' X 2.101' (0.3M X 0.61M)

BEDROOM ONE

3.154' X 3.302' (0.91M X 0.91M)

BEDROOM TWO

3.149' X 2.231' (0.91M X 0.61M)



Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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