lighthouse lettings

£625 Per Calendar Month* fees apply

18a Station Street, Kirkby-In-Ashfield, Nottinghamshire, NG17 7AR

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Available ****MID NOVEMBER**** refurbed with new carpets
Lighthouse Estate Agents are pleased to offer this first floor apartment near the town centre. The apartment comprises of an entrance hall, a reception lounge, kitchen fitted with base units and appliances, a bedroom and a bathroom with shower over bath and a W.C. The property has gas central heating heating and UPVC double glazing.
Station Street offers easy access to the A38 and M1. It is within walking distance to many local amenities. 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 agreement.

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

Entrance Hall 12'4" x 2'11" (3.76 x 0.89)

First Floor Landing 15'2" x 6'1" (4.64 x 1.86)

Reception Lounge 12'9" x 10'10" (3.90 x 3.31)

Kitchen 11'5" x 7'1" (3.48 x 2.16)

Bedroom One 13'1" x 10'6" (4.01 x 3.22)

Bathroom 5'10" x 8'7" (1.80 x 2.63)

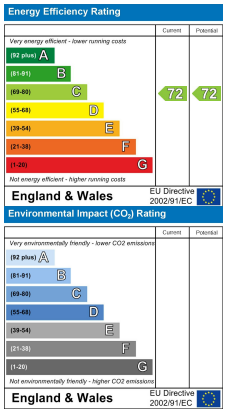
Disclaimer

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

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The Property Ombudsman LETTINGS
OFT Approved code
The Property Ombudsman

Company No: 05878430