



# £550.00

Per Calendar Month

## CLARE ROAD SUTTON-IN-ASHFIELD

- ONE BEDROOM FLAT
- MODERN SHOWER ROOM
- MODERN KITCHEN
- CLOSE TO AMENITIES
- EPC E



## Ground floor one bedroom flat

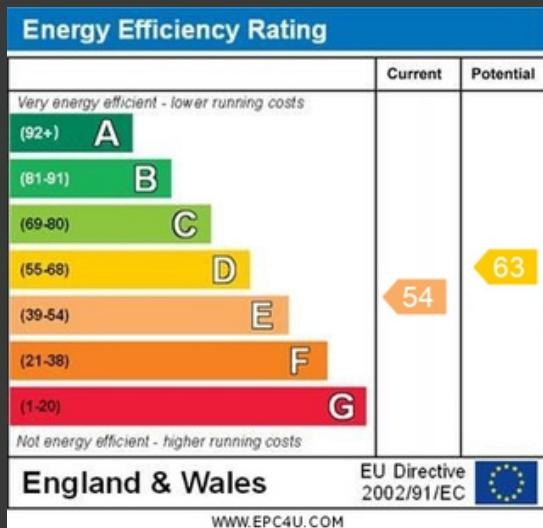
A WELL-PRESENTED, GROUND-FLOOR FLAT OFFERING BRIGHT AND MODERN ACCOMMODATION THROUGHOUT. THE PROPERTY BENEFITS FROM A NEUTRAL DÉCOR, CREATING A CLEAN AND CONTEMPORARY FEEL.

ACCESSED VIA A PRIVATE ENTRANCE, THE FLAT OPENS INTO A WELCOMING HALLWAY WITH DOORS LEADING TO THE SHOWER ROOM AND THE MAIN LIVING SPACE. THE MODERN SHOWER ROOM IS FITTED WITH A THREE-PIECE SUITE, INCLUDING A WASH HAND BASIN, WC, AND AN ELECTRIC SHOWER, COMPLEMENTED BY STYLISH FLOORING AND TILING.

THE OPEN-PLAN KITCHEN AND LIVING AREA PROVIDES A PRACTICAL AND COMFORTABLE SPACE FOR EVERYDAY LIVING. THE KITCHEN IS FITTED WITH A OVEN AND HOB, AMPLE STORAGE UNITS, AND SPACE FOR ADDITIONAL APPLIANCES, WHILE THE LIVING AREA OFFERS ROOM FOR BOTH SEATING AND DINING FURNITURE. LARGE WINDOWS ALLOW PLENTY OF NATURAL LIGHT.

THE BEDROOM IS ACCESSED FROM THE LIVING AREA AND IS A GOOD-SIZED DOUBLE ROOM WITH NEUTRAL DÉCOR, PROVIDING A COMFORTABLE AND PRIVATE RETREAT.

EXTERNALLY, THE PROPERTY IS SET WITHIN A WELL-MAINTAINED RESIDENTIAL BLOCK WITH COMMUNAL SURROUNDINGS. CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS, THIS FLAT WOULD BE IDEAL FOR A SINGLE PROFESSIONAL OR COUPLE SEEKING A MODERN, LOW-MAINTENANCE HOME.



- LEASEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; ASHFIELD DISTRICT COUNCIL
- INITIAL 6 MONTHS FIXED TERM THEN A MONTHLY ROLLING CONTRACT
- SHORTHOLD TENANCY DEPOSIT £634.61

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.

## Lesley Greaves Estate & Lettings Agents

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