



£800.00

Per Calendar Month

STATION ROAD,
CARLTON

- GROUND FLOOR FLAT
- PARKING SPACE
- CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES
- GENEROUS DOUBLE BEDROOM
- EPC D



One bedroom ground floor flat-to rent

THIS WELL-PRESENTED ONE BEDROOM GROUND FLOOR FLAT OFFERS MODERN, LOW-MAINTENANCE LIVING IN A CONVENIENT LOCATION.

THE PROPERTY BRIEFLY COMPRISES A BRIGHT AND SPACIOUS LIVING AREA WITH CONTEMPORARY FLOORING AND NEUTRAL DÉCOR, A MODERN FITTED KITCHEN WITH AMPLE CUPBOARD SPACE, A GENEROUSLY SIZED DOUBLE BEDROOM, AND A FULLY TILED BATHROOM SUITE WITH SHOWER OVER BATH.

EXTERNALLY, THE PROPERTY BENEFITS FROM ITS OWN PRIVATE ENTRANCE AND A REAR COURTYARD/PARKING SPACE. THE FLAT HAS BEEN FINISHED TO A GOOD STANDARD THROUGHOUT, CREATING A FRESH AND MODERN FEEL READY FOR IMMEDIATE OCCUPATION.

IDEALLY SUITED TO A SINGLE PROFESSIONAL OR COUPLE, THE PROPERTY IS CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS, AND NEARBY TOWN CENTRE FACILITIES.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY;GEDLING BOROUGH COUNCIL
- RENTAL AFFORDABILITY = YEARLY INCOME OF OVER £24,000
- PERIODIC TENANCY DEPOSIT £1,153.84

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

4.709' X 3.216' (1.22M X 0.91M)

KITCHEN

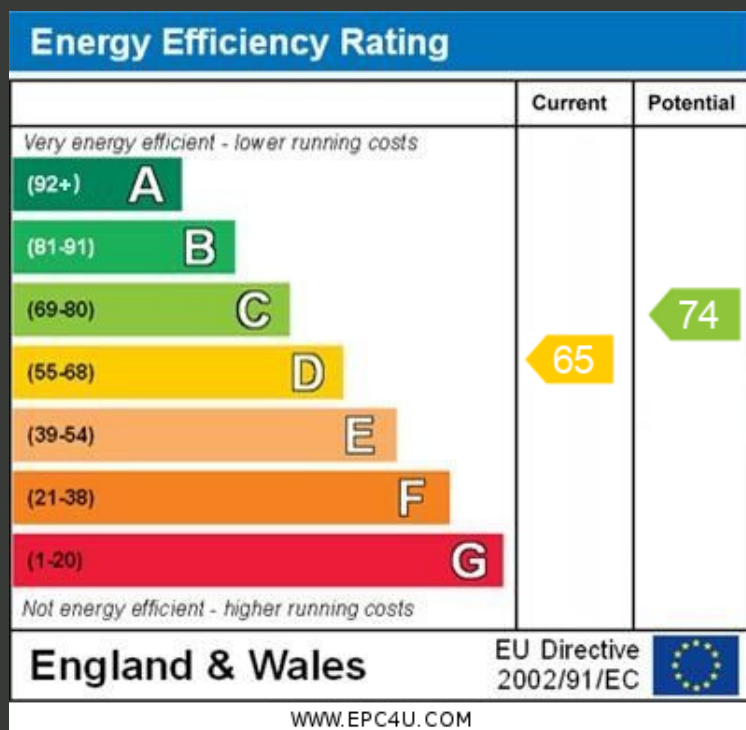
3.276' X 2.249' (0.91M X 0.61M)

BEDROOM

3.711' X 3.621' (0.91M X 0.91M)

BATHROOM

1.059' X 2.248' (0.3M 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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