



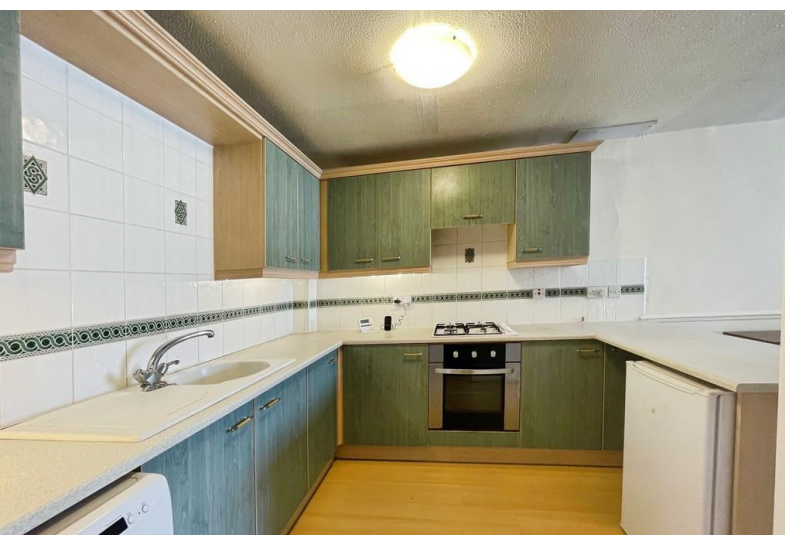
## 7 The Tryst

Newark, NG24 1JG

**£695 pcm**

**WELL PRESENTED & AVAILABLE NOW!**

This well presented home provides internal accommodation comprising of an Entrance Hall, Open Plan Living Area and Kitchen, Stairs, Landing, Bedroom and Bathroom. The property also benefits from garden and allocated parking. Viewing is Recommended.



# The Tryst, , Newark, NG24 1JG

## LOCATION

The property is situated within an established residential area, North East of Newark Town Centre. The property provides easy access to Newark Town Centre, the A46, Newark Northgate Train Station and is served by a range of local amenities including shops, schools and leisure facilities.

## ACCOMMODATION

The property provides well presented internal accommodation briefly comprising of an Entrance Hall, Open Plan Living Area with fitted Kitchen and under stairs storage cupboard off. Stairs and Landing with airing cupboard off, Double Bedroom and Bathroom. The property also benefits from gas central heating and double glazing.

## FURNISHING

### Important Information

The property is available to let, offering flexible accommodation options to suit tenant requirements. The property is offered under two distinct rental options, being part furnished or unfurnished, each with its own fixed asking rent. No offers above the stated asking rent will be considered, in accordance with current lettings legislation.

## OUTSIDE

There is a paving seating area to the front of the property. A single allocated parking space is present to the communal parking area in front of the property. Please note the canopy / covering showing in the external image is understood to belong to the neighbouring property.

## RENT AND DEPOSIT

Unfurnished Option:

The asking Rent for the property on an unfurnished basis is £695.00 per calendar month and the Tenancy Deposit is £800.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £160.00.

Part Furnished Option:

The asking rent for the property on a part furnished basis is £775.00 per calendar month and the Tenancy Deposit is £890.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £175.00.

## ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

## ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

## VIEWINGS

By prior appointment through Mundys.

## THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at:

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Available Now
- Easy Access to Train Station
- Good access to Local Amenities
- Double Bedroom
- Option to include Furnishings
- Allocated Parking
- Open Plan Living / Dining Kitchen
- Viewing Highly Recommended
- Council Tax Band - A (Newark & Sherwood District Council)
- EPC Energy Rating - To Follow



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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