



£700 Monthly

Ashton Close, Alfreton, DE55

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are please to present this 2 bedroom Semi-detached house in a great location, situated in Swanwick, DE55, offering comfortable living and convenience with simplicity.

## Main Particulars

A modern style two bedroom town house situated in a popular location within the well regarded village of Swanwick. The property benefits from gas central heating, and double glazed windows and external doors. Accommodation comprising: Entrance hall, lounge, fitted kitchen with builtin oven, hob and extractor fan, landing, two bedrooms and bathroom. Outside there are front and rear gardens, single garage and off road parking.

EMPLOYED ONLY, NO PETS, NO SMOKING - SUBJECT TO SATISFACTORY REFERENCES .

Holding deposit: Equal to one weeks rent of £161.00 This will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing. Security Deposit: 805.00 Equal to Five weeks rent of this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS) Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s)

Tenants are liable to the cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.





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