

£575 Monthly

Mansfield Road, Eastwood, NG16

Flat | 1 Bedroom | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Fully Furnished
- Double glazing
- Freshly renovated
- New Carpets

## Property Description

Derbyshire Properties is delighted to present this fully refurbished, fully furnished first-floor flat to the rental market. Ideal for a single occupant or mature person, this property offers comfortable and modern living in a convenient location.

## Main Particulars

Derbyshire Properties is delighted to present this fully refurbished, fully furnished firstfloor flat to the rental market. Ideal for a single occupant or mature person, this property offers comfortable and modern living in a convenient location.

The accommodation comprises a brandnew fitted kitchen, complete with shaker-style units, a built-in electric oven, hob with extractor hood, fridge/freezer, and microwave. The lounge features a leather suite and two sash-style windows with blinds and curtains, offering a bright and welcoming space.

The spacious master bedroom includes fitted blinds, curtains, built-in bedside cabinets, and a wardrobe. The ensuite shower room boasts a brand-new three-piece suite, including a double shower enclosure, vanity-style wash hand basin, and low-flush WC. An extractor fan is also fitted for convenience.

Additional features include a utility room with a washing machine and tumble dryer and a private guest WC located on the ground floor. The entrance hallway provides access to the property via stairs, making it unsuitable for individuals with mobility issues.

This property is available immediately, subject to satisfactory references. Please note: no pets, no smoking, and employed tenants only.

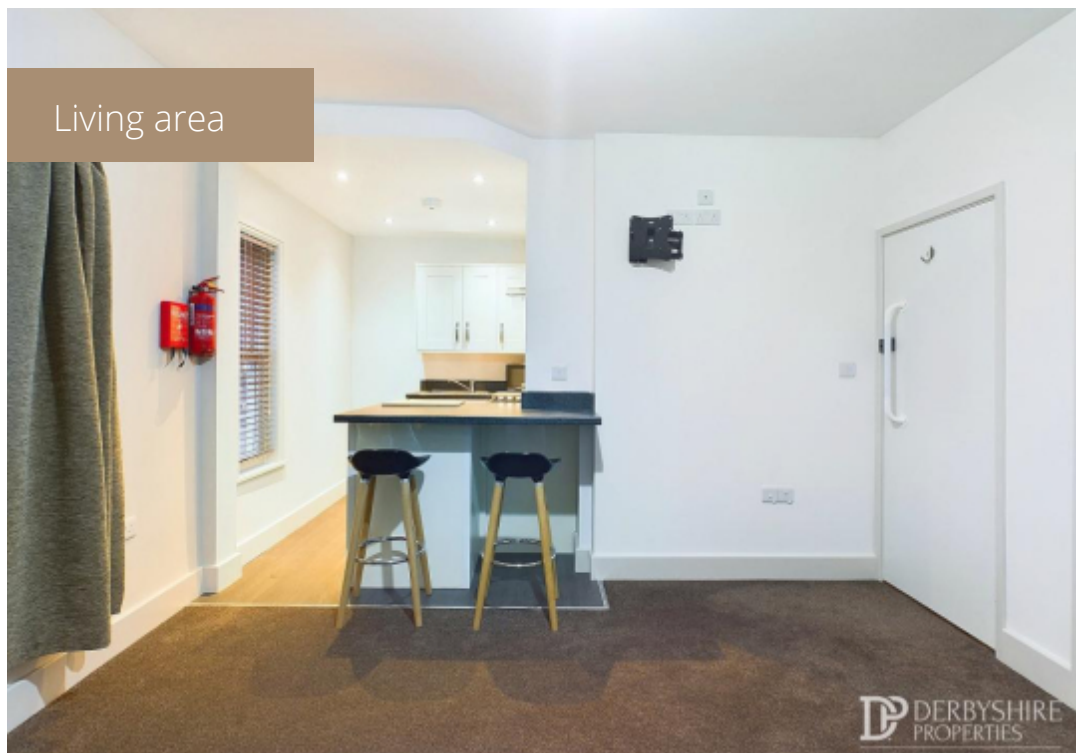
Holding deposit: Of £132.00 this will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit: Of £663.00 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 Keys or other Security Devices: Tenants are liable to the cost of replacing any lost keys or other security devices. 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 -809138 and The Property Ombudsman.

Living area



Living area



Living area



Kitchen







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01773 832355

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