



£575 Monthly

Outram Street, Sutton-in-Ashfield, NG17

Flat | 1 Bedroom | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Freshly renovated

## Property Description

Derbyshire Properties are delighted to bring to the rental market this fully refurbished flat. Situated in a prime location close to local amenities and transport links, this flat is perfect for professionals or couples

## Main Particulars

Discover modern living in this beautifully refurbished 1 bedroom flat on Outram Street, Sutton-in-Ashfield. Perfectly designed for comfort and style, this unique property is spread across two floors, offering an ideal blend of privacy and space.

On the ground floor, you'll find a bright and inviting lounge, a sleek and contemporary kitchen, and a convenient downstairs toilet. The upper floor is home to a generously sized bedroom and a modern main bathroom, ensuring a tranquil retreat after a busy day.

For added convenience and peace of mind, the flat comes equipped with a state-of-the-art camera intercom system, providing enhanced security and effortless communication. Situated in a prime location close to local amenities and transport links, this flat is perfect for professionals or couples seeking a stylish and comfortable place to call home.

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.

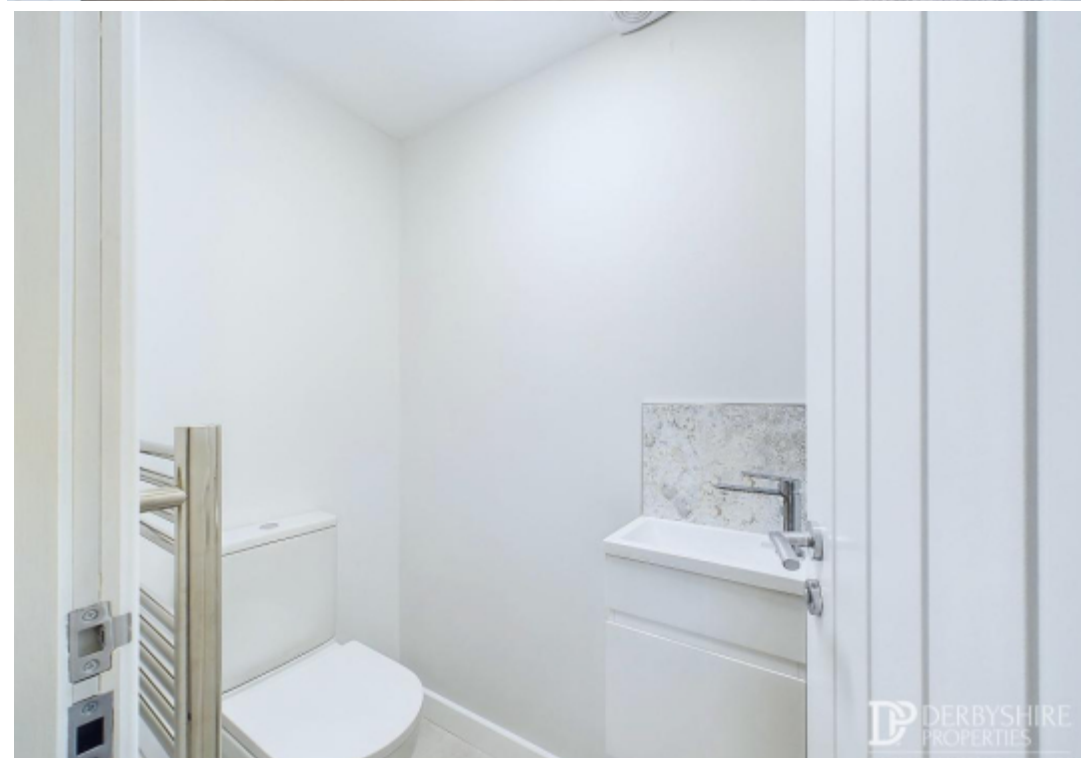
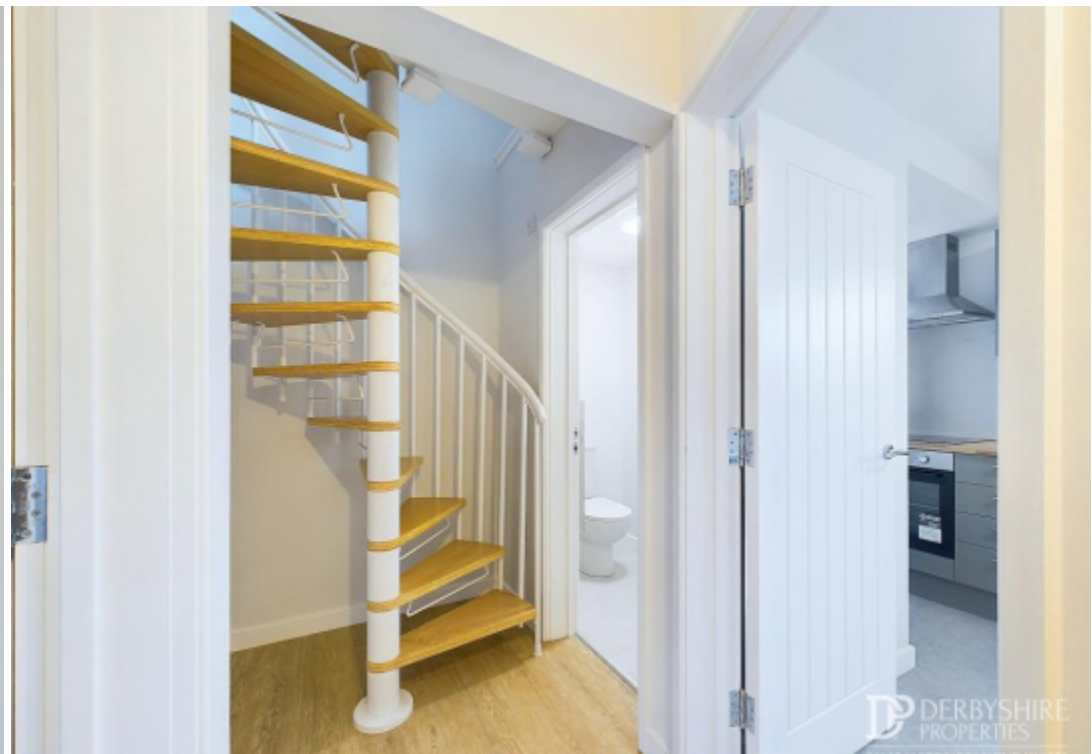




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01773 832355



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