

£600 Monthly

Bank Street, Alfreton, DE55

Flat | 1 Bedroom | 1 Bathroom

## Step Inside

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### Property Description

A magnificent 1 bedroom Flat in a wonderful location, situated in Somercotes, Alfreton DE55, offering amazing comfortable living and convenience with simplicity.

### Main Particulars

Spacious flat with shared garden! This is a very well presented and maintained first floor flat situated in a convenient location close to local amenities and industry also within easy traveling distance of the A38 and M1 motorway.

The flat offers spacious accommodation briefly comprising: Entrance Lobby with stairs leading into the flat, fitted Kitchen with Gas cooker, Lounge, Large Bedroom. The property has a gas central heating system powered by a combination gas boiler and uPvc double glazed windows. Outside, there is a shared garden with drying area . NO PETS - NON SMOKERS (subject to satisfactory references).

Holding deposit: Of £138.00 (1 Weeks Rent) 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 £690.00, 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 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 -809138 and The Property Ombudsman.

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