



£1,100 Monthly

Park Mews, Church Street, Alfreton, DE55

Barn Conversion | 3 Bedrooms | 2 Bathrooms

01773 832355

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Property Description

Derbyshire Properties are delighted to offer this 3 Bed stable block conversion presented to an excellent standard throughout with many character features and having the benefit of a double garage.

Main Particulars

Derbyshire Properties are delighted to offer this 3 Bed stable block conversion presented to an excellent standard throughout with many character features and having the benefit of a double garage. The accommodation comprises: entrance hall large L shaped sitting room, separate dining room, attractive fitted kitchen, inner hallway, and ground floor shower room. To the first floor there is a spacious split level landing area, master bedroom with full en-suite bathroom and dressing area, two further double bedrooms and a beautiful four-piece bathroom with Victorian style suite and shower cubicle. Benefits include double glazing throughout and gas central heating. The property is located in a courtyard setting with the original blue brick cobbled forecourt and a double garage situated in a separate block. Close by there are countryside walks through Riddings Park and easy commuting distance to the M1 and A38. As a rental agent we consider this home unique to the rental market and suggest an early viewing to avoid disappointment.

- Rent £1100.00 pcm - Deposit £1265.00. The property is offered on an Assured Periodic Tenancy. Available End of May > Tenants Information
Holding deposit: Equal to one weeks rent of £253.00 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: £1265.00 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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