



£550 Monthly

Mansfield Road, Alferton, DE55

Flat | 1 Bedroom | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are please to present this 1 bedroom Flat, situated in Alfreton DE55, benefitting from a fresh renovation

## Main Particulars

A self contained ground floor flat situated within easy walking distance of Alfreton Town centre and local amenities including Alfreton Parkway Railway Station. The flat has the benefit of uPVC double glazed windows and a combination gas central heating system with accommodation briefly comprising: entrance hall, open plan lounge/kitchenette with integrated oven and hob, bedroom and bathroom.

NO PETS - NON SMOKERS - EMPLOYED ONLY (subject to satisfactory references).

Holding deposit: Of £126.00 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).

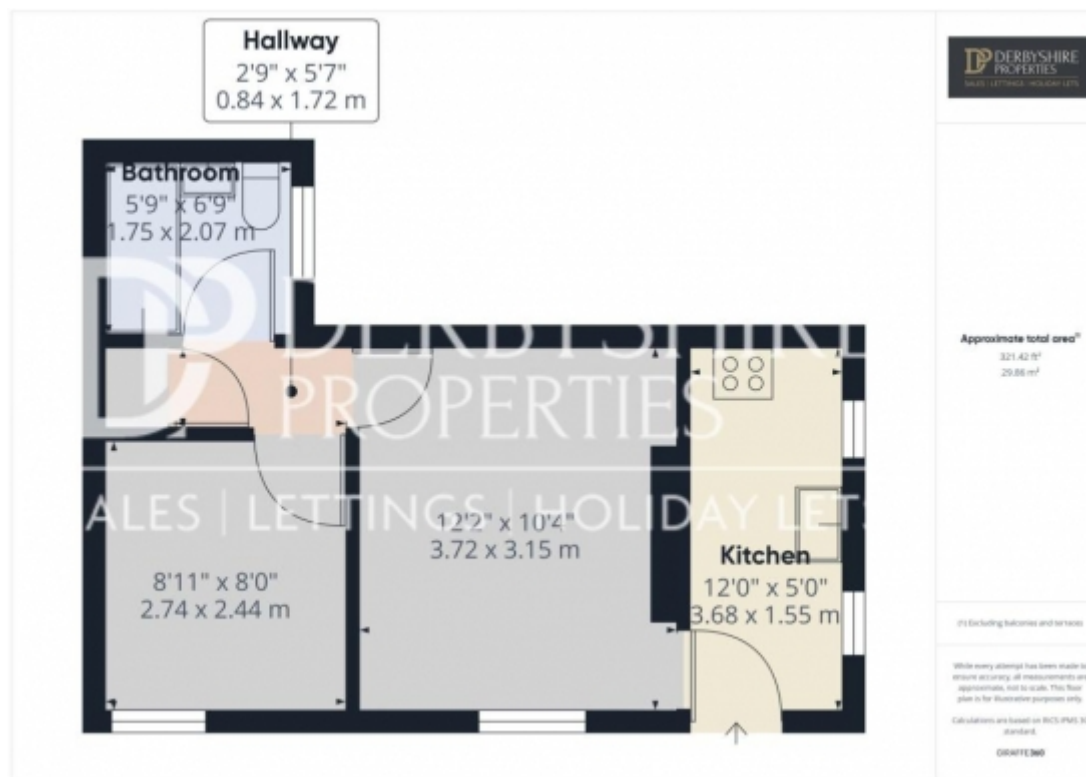
Security Deposit: Of £634.00 this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS)

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 196310382651-809138 and The Property Ombudsman.







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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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