



£625 Monthly

Mansfield Road, Eastwood, NG16

Flat | 1 Bedroom | 1 Bathroom

01773 832355

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PROPERTIES  
ESTABLISHED 1996

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# Step Inside

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## Key Features

- Fully Furnished
- Separate studio
- Freshly decorated
- Freshly renovated

## Property Description

Derbyshire Properties are delighted to bring to the rental market this fully refurbished ground floor apartment with private courtyard which is offered fully furnished.

## Main Particulars

Derbyshire Properties are delighted to bring to the rental market this fully refurbished ground floor apartment, offered fully furnished and ideal for a single or mature tenant. This charming property has been thoughtfully updated to provide comfortable and stylish living accommodation.

The property features a fitted kitchen complete with a builtin electric oven, hob, and extractor hood, along with a fridge/freezer and microwave. The hallway leads to the master bedroom, which boasts a walk-in wardrobe and access to a modern shower room. There is also a separate utility room, equipped with a washing machine and tumble dryer.

The cosy lounge is furnished with a leather suite, a breakfast bar seating area, and a drawer unit, with fitted blinds providing a practical touch. From the lounge, there is access to the main entrance hallway, which features stairs leading to a guest toilet.

Outside, the property benefits from a delightful enclosed cottage-style garden at the rear, perfect for relaxation. The garden also includes a detached studio with power and light, ideal for home working or as a hobby room. A secure side pathway provides convenient access for residents.

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

Holding deposit: Of £144.00 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 £721.00 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.





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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