

King Edward Street, Hucknall, Nottingham, Nottinghamshire NG15



£715



SPACIOUS THREE BEDROOMED MID-TERRACE PROPERTY set conveniently near to Hucknall town centre.

Entering the property you are greeted by the spacious front reception room with large window which allow plenty of light. followed by the middle lounge which is best used as a dining room. The new modern kitchen includes integrated oven & hob and large amounts of cupboard space.

Leading onto the first floor are two well sized, double bedrooms one with built in storage, a single bedroom, and modern white bathroom suite.

To the rear of the property is a small garden with patio area.

Nearby are local amenities, regular bus and tram routes, with the Town Centre which is only a short walk away.

Video Tour Available.

Tenant's information

"At the beginning of your tenancy there will be the following costs you will need to consider:

Holding deposit: Equal to 1 weeks rent
Dilapidation deposit Equal to 5 weeks rent

The following costs may also be incurred where applicable:

Tenancies with Pets charged at an increased rent of 6%
Late rent is charged @ £ 3% above the bank of England base rate of inflation (inc. VAT)
Key replacement £ 50.00 (inc. VAT)
Changes to contracts £ 50.00 (inc. VAT)
Change of sharer £ 75.00 (inc. VAT)
Permitted occupier £ 75.00 (inc. VAT)
Surrender of Tenancy £418.80 (inc. VAT)

Tenant Protection

We are a member of NALS & Safe Agent, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly."



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	