

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 8 KESTREL CLOSE, CARLTON

NOTTINGHAM, NG4 1NS

£695 PER MONTH



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A modern mid property which is presented to high standard offering contemporary looking accommodation over two floors, comprising an entrance hall with stairs to the first floor, living room which opens to a dining kitchen. Upstairs there are two bedrooms, one master and a box room plus a bathroom.

To the outside there is a front garden with path to the front door and to the rear there is an enclosed rear garden which is private and has a patio area.

There is residents parking and the property is in a cul-de-sac position.

Viewings are strictly by appointment and the property is vacant and ready to move into.

No pets please.

Entrance Hall  
Living Room  
Kitchen/Diner  
First Floor Landing  
Bedroom One  
Bedroom Two  
Family Bathroom  
Outside  
Front garden  
Rear Garden  
Residents Parking Area  
EPC- C  
Council Tax - A

#### Agents Notes

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact

measurements and potential interested parties are advised to re-check the measurements for accuracy.

#### Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.

#### Viewings

Please contact the office to make an appointment to view. We often, in times of high demand, offer block viewings and therefore you will have an allocated time of between 10 and 15 minutes within the block time. In these cases we respectfully ask people to be prompt so as not to miss their time slot and let the office know if they will be delayed.

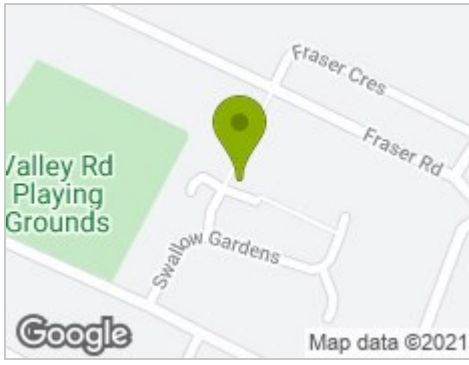
#### Deposits

The successful applicant will be required to pay a hold deposit equivalent to 1 weeks rent before referencing.

Prior to move in we will require a deposit equivalent to 5 weeks rent along with the first months rent. Any holding deposit will be deducted from these amounts.



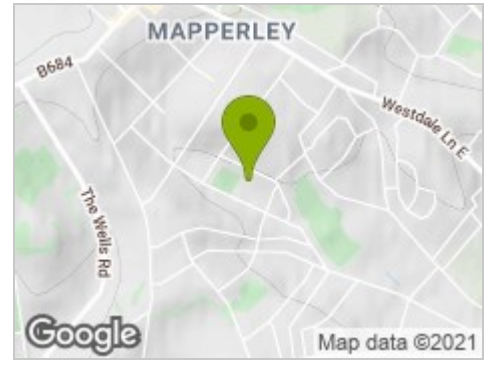
## Road Map



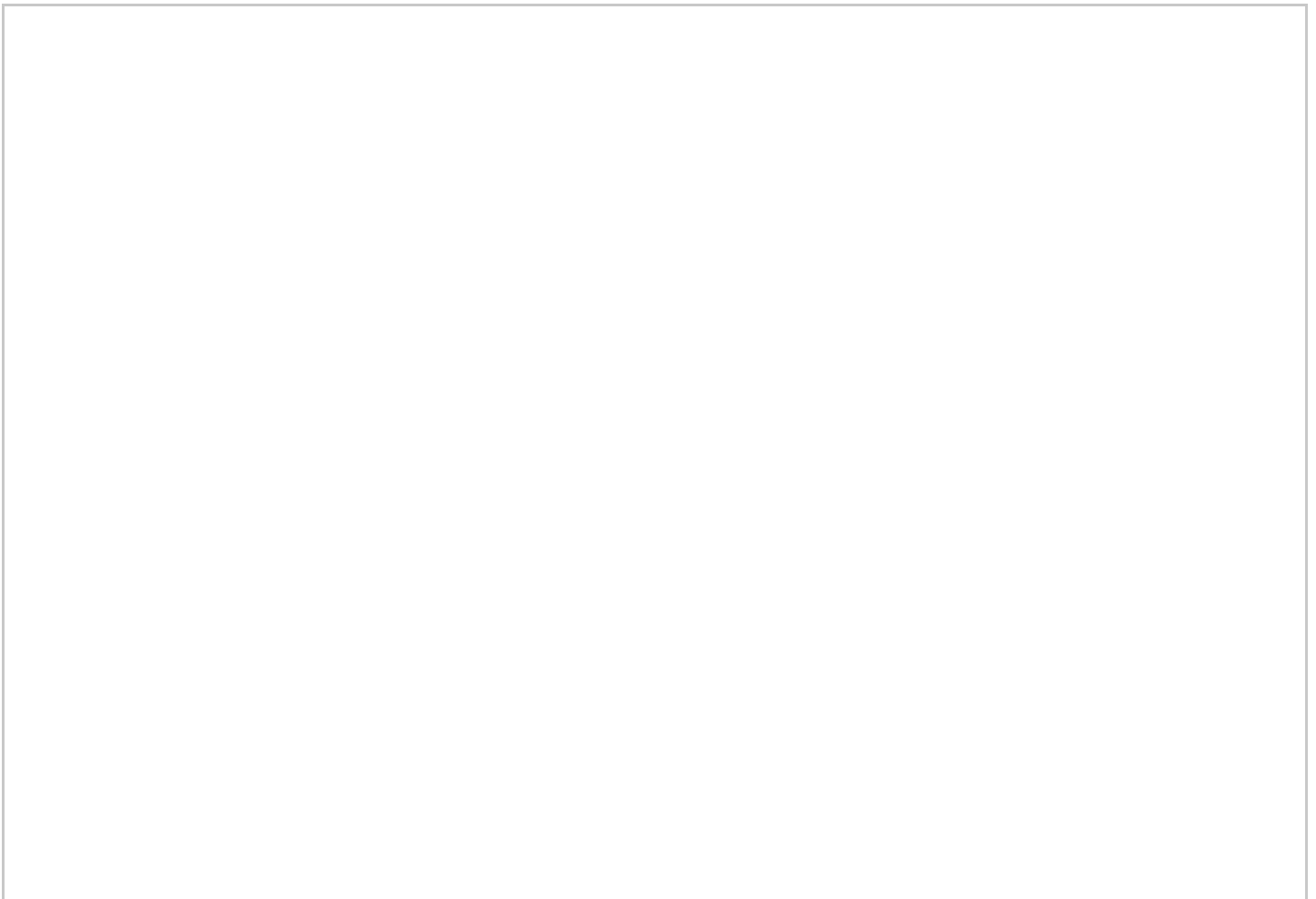
## Hybrid Map



## Terrain Map



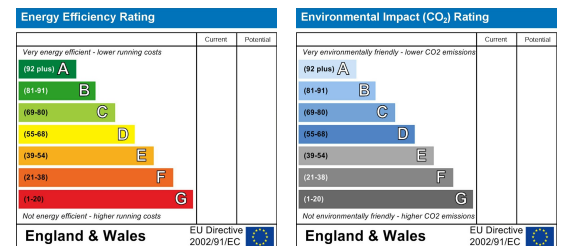
## Floor Plan



## Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.