

## Borders Avenue, Kirkby-In-Ashfield, Nottingham, Nottinghamshire



£475

**BRAND NEW** to the market with Belvoir, a 2 DOUBLE BEDROOM, GROUND FLOOR flat, the property also has off street private parking and garden area.

The apartment is situated in the popular residential location of Kirkby-In-Ashfield and comprises of; entrance hall, kitchen, dining room, two bedrooms and shower room.

The kitchen includes an electric cooker and gas hob, wall and base units and roll top work surface. The part tiled shower room includes pedestal basin and WC.

More photos to follow..

## Tenants Information

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

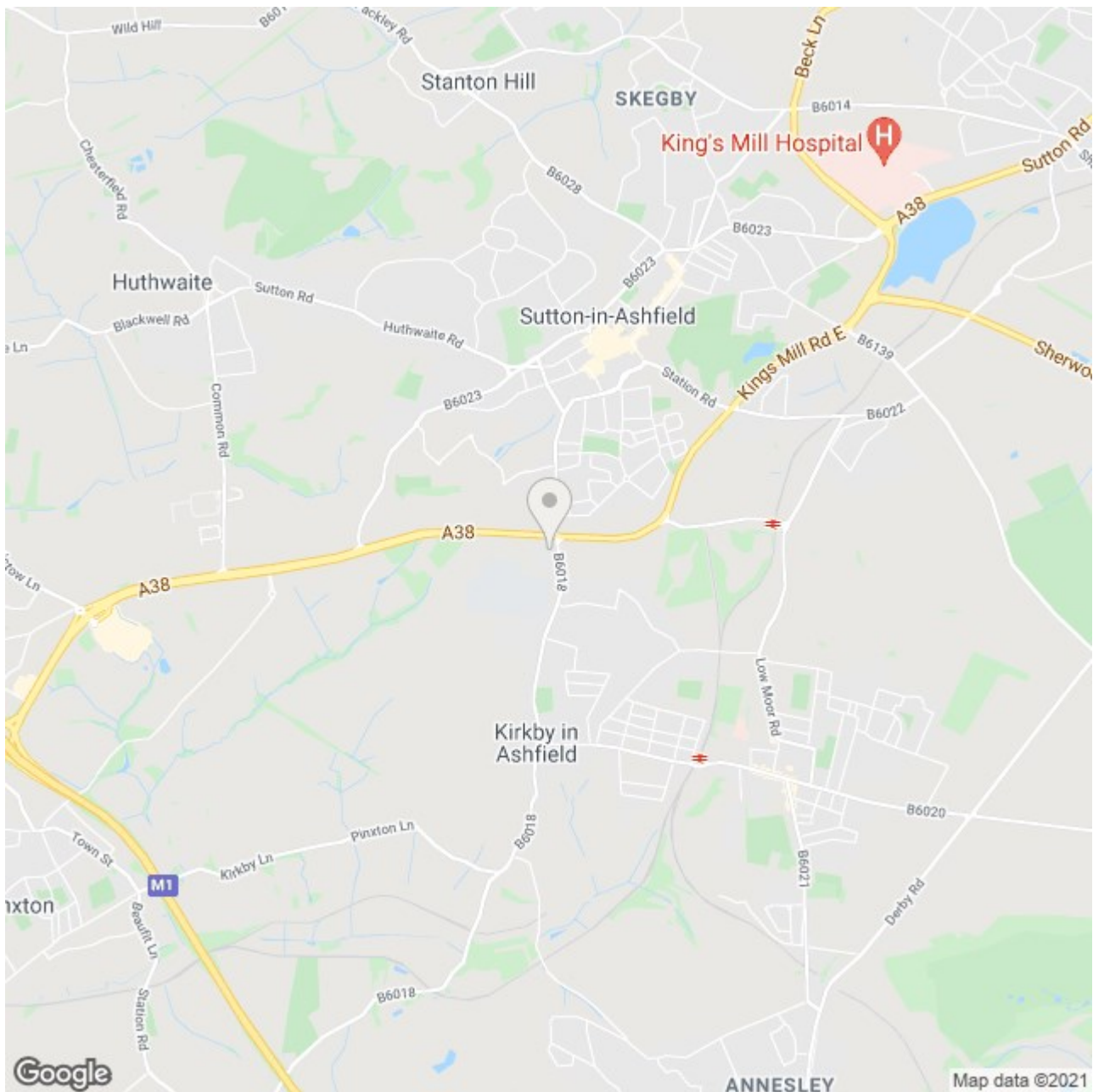
Holding deposit: Equal to 1 weeks rent  
Dilapidation deposit Equal to 5 weeks rent

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	<b>55</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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