



90 Port Arthur Road, Sneinton, NG2 4GE

**£725 Per calendar month**

RENSHAW ESTATES are Pleased to offer this Two Bed End Terraced \* BAY FRONTED LOUNGE \*  
Kitchen Diner \* Enclosed Rear Patio \* NEUTRAL DECOR \* Central Location \* SUITABLE FOR  
PROFESSIONALS \* AVAILABLE NOW \* STRICTLY NO PETS \*



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## LOUNGE 3.9M X 3.3M (12'10" X 10'10")

UPVC double glazed door and Bay window, radiator, feature fireplace, ceiling spots.

## DINING KITCHEN 5.5M X 3.3M (18'1" X 10'10")

Two UPVC double glazed windows, radiator, base units with worktops, upstands, stainless sink, gas hob, electric oven, stainless extractor, under stairs storage cupboard, ceiling spots, fridge, freezer, washer.

## REAR HALL

UPVC double glazed door, tiled flooring, Baxi combination boiler, ceiling spots.

## BATHROOM 1.8M X 1.7M (5'11" X 5'7")

UPVC double glazed window, chrome heated towel rail, panelled bath with shower over, wash basin, W.C., tiled splash backs, ceiling spots.

## HALF LANDING

Radiator.

## BEDROOM 3.4M X 3.3M (11'2" X 10'10")

UPVC double glazed window, radiator, feature fireplace.

## BEDROOM 3.3M X 3.2M (10'10" X 10'6")

UPVC double glazed window, radiator, feature fireplace, loft access.

## OUTSIDE

Rear: Concrete patio garden.

## EPC INFORMATION

Energy Efficiency Rating: D

## CURRENT COUNCIL TAX BAND

A

## TENANT INFORMATION

Bond £800

The minimum income required for our referencing company would be:- £21,750 Per annum (2.5x the annual rent on this property) & for guarantors :- £26,100 per annum (3x the annual rent).

A Holding Deposit of £100 is required in order for an application to be submitted. The deposit will be held for a maximum of 15 days unless an extension is agreed in writing. Following a successful application, the holding deposit will be transferred back to the tenant. If any false or misleading information is provided on the submission of an application, the holding deposit may not be refunded to the applicant.

One months rent is payable upfront along with the bond prior to the agreed move in date.

## TENANT INFORMATION CONTINUED

The tenant must have the correct insurances in place before moving in.

The Landlord has stipulated the following criteria for tenants: - NO PETS, SUITABLE FOR PROFESSIONALS

PLEASE NOTE: Any application will not be put forward until we have a copy of any potential tenants passport and right to rent in the UK.

For applications not meeting our standard letting criteria other references maybe applicable. The cost of these will be discussed on an individual basis.

We are members of: the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

The Guild of Letting & Management: [www.guildofletting.com](http://www.guildofletting.com)

We have client money protection and are members of Client Money Protect

## ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract.

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Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

