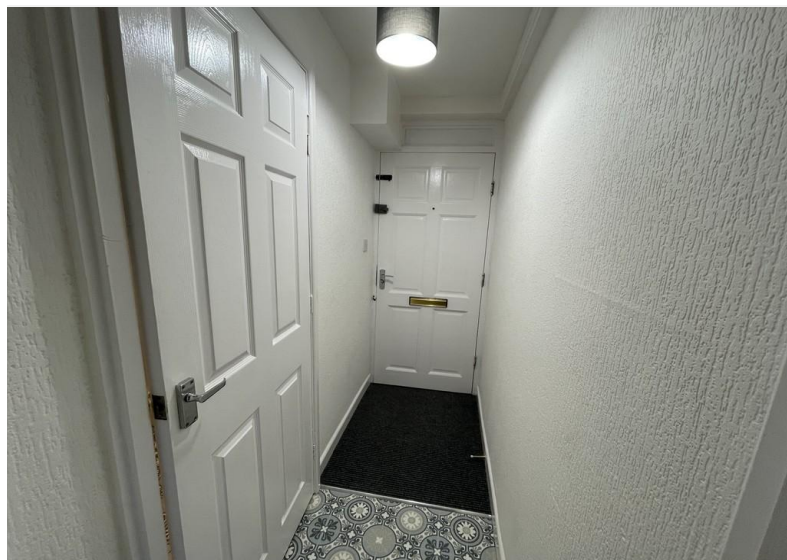




£550 pcm

Clare Road, , Sutton-in-Ashfield, NG17 5BB

EPC Rating E



Freshly decorated ground floor flat complete with new flooring. In brief there is a private door to a hallway with doors to the shower room and to the open plan kitchen living room. The shower room is a three piece suite with an electric shower. The kitchen is fitted with a new oven and hob and has spaces for further appliances. The bedroom is accessed from the living room area.

The property is double glazed and benefits from modern electric heating.

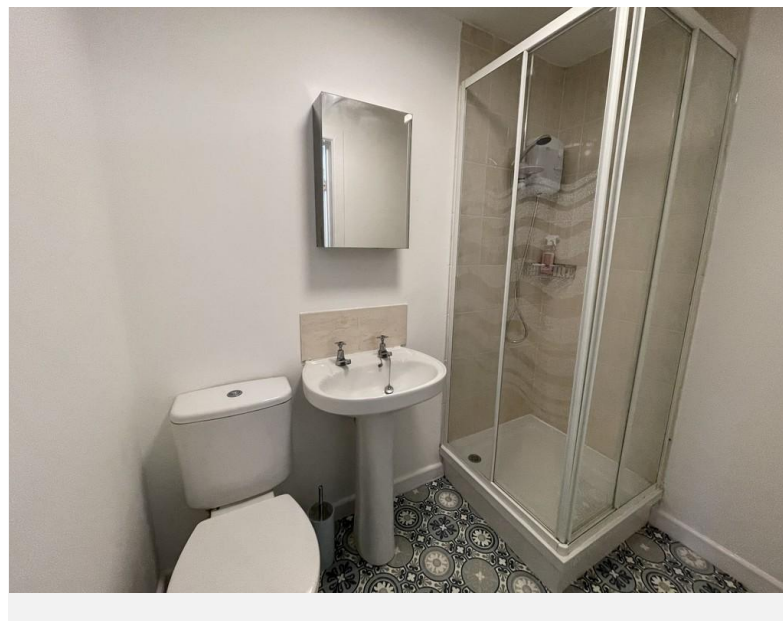
Initial 6 months fixed term Shorthold Tenancy
 Deposit £634.61
 Council Tax Band A

HALLWAY 7' 4" x 2' 11" (2.26m x 0.90m)

SHOWER ROOM 6' 8" x 4' 1" (2.04m x 1.25m)

OPEN PLAN LIVING ROOM KITCHEN 16' 2" x 10' 11" (4.93m x 3.33m plus recess, reducing to 2.70m)

BEDROOM 9' 0" x 8' 0" maximum (2.76m x 2.46m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	54 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: Ashfield District Council

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.