

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 47C MOUNT PLEASANT, CARLTON

NOTTINGHAM, NG4 1EZ

£825 PCM



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CARLTON, NOTTINGHAM, NG4 1EZ

**£825 PCM**



A modern three bedroom semi detached property on a cul - de - sac in the popular location of Carlton.

Presented to a high standard and available as soon as references are completed.

The property has off road parking and an enclosed rear back garden.

The property comprises an entrance hallway with stairs to first floor, living room, breakfast kitchen and downstairs WC / cloaks.

To the first floor there are three bedroom, one with en-suite and a family bathroom.

The property benefits from gas central heating and double glazing.

Viewings are strictly by appointment via our office. No pets and No smokers.



Entrance Hallway  
Living Room  
Breakfast Kitchen  
Cloakroom / WC  
First Floor Landing  
Bedroom One  
En-Suite  
Bedroom Two  
Bedroom Three  
Family Bathroom  
Outside  
Driveway  
Rear Garden

#### 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.

#### 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.

#### 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.

#### 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



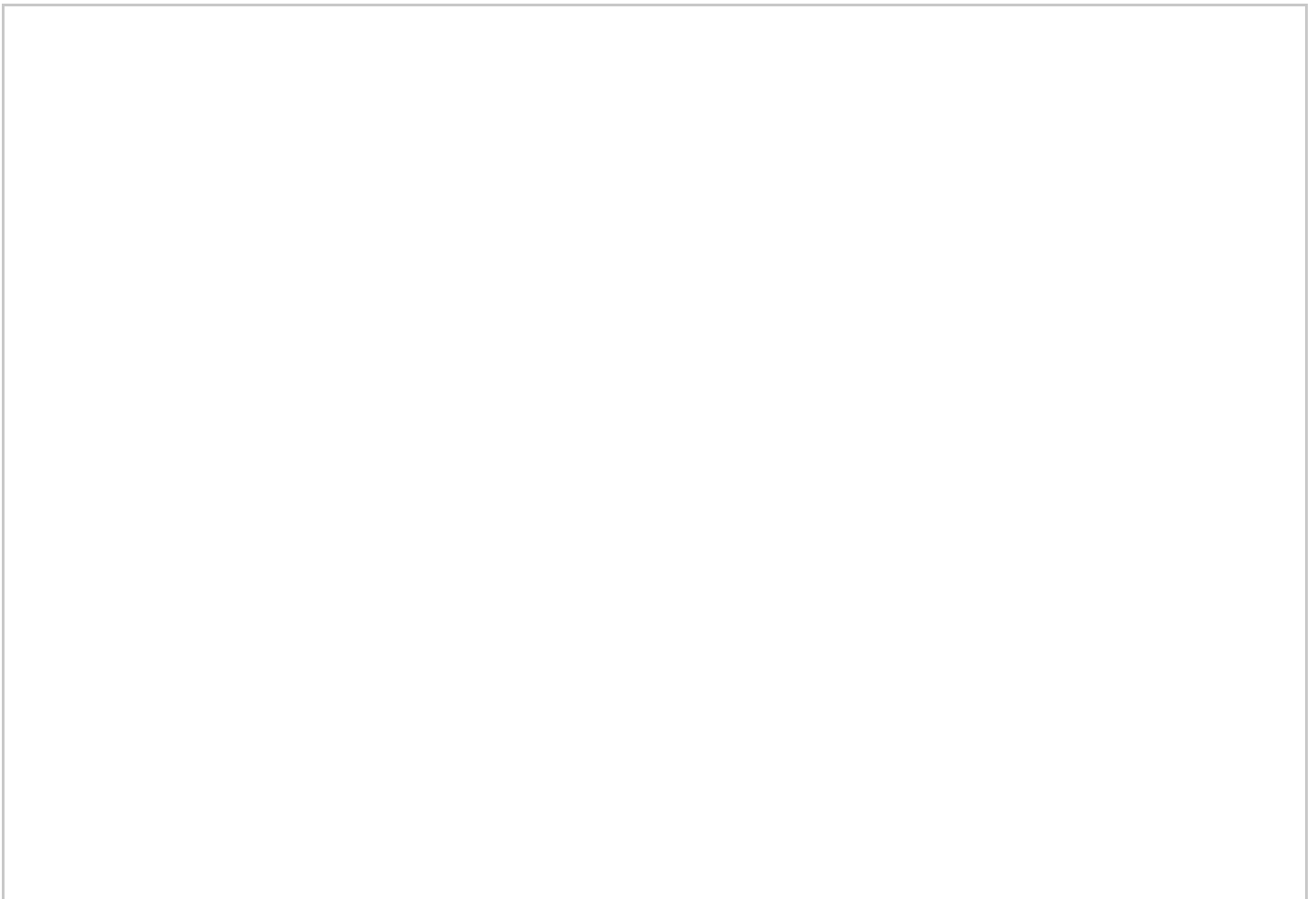
## Hybrid Map



## Terrain Map



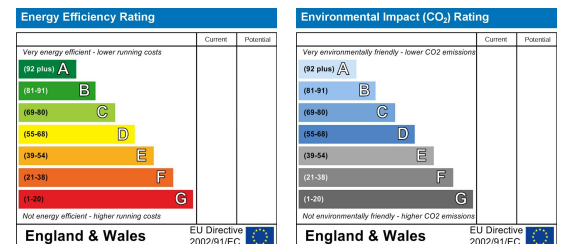
## Floor Plan



## 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.