10 Priory Court,
Monk Bretton S71 2QX

PCM
£700 PCM

A NEATLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WITH OPEN PLAN LIVING KITCHEN AND A LARGE HALLWAY WHICH COULD ACCOMMODATE A HOME OFFICE. BENEFITS FROM AN ALLOCATED PARKING SPACE.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO SMOKERS / BOND £805 / ENERGY RATING D / COUNCIL TAX BAND A

PAISLEY
PROPERTIES

SHARED ENTRANCE
You enter the property through a timber door with intercom access, this leads into the shared entrance area. There is a meter cupboard, stairs rising to the upper floor and the apartment is located to the right hand side off the hallway.

ENTRANCE HALLWAY / HOME OFFICE 10'2" x 8'7" max

You enter the property through a timber door into a welcoming and really spacious hallway where there is space for a home office. The walls are neutrally decorated and there is grey carpet underfoot and a flush light fitting to the ceiling. There is a intercom phone, power sockets and doors lead to the bathroom, two bedrooms, living room and a cupboard which houses the property's hot water cylinder but also has storage space within.

LIVING ROOM 13'9" x 11'2"

Just flooded with natural light from its large windows, this lovely lounge is located to the front of the property and has plenty of space for lounge furniture. With white walls and grey carpets with a black roller blind to the window, this room really is just ready to accept your furniture. There is a wall mounted heater, pendant ceiling light and an opening leads to the kitchen and a door leads to the hallway.

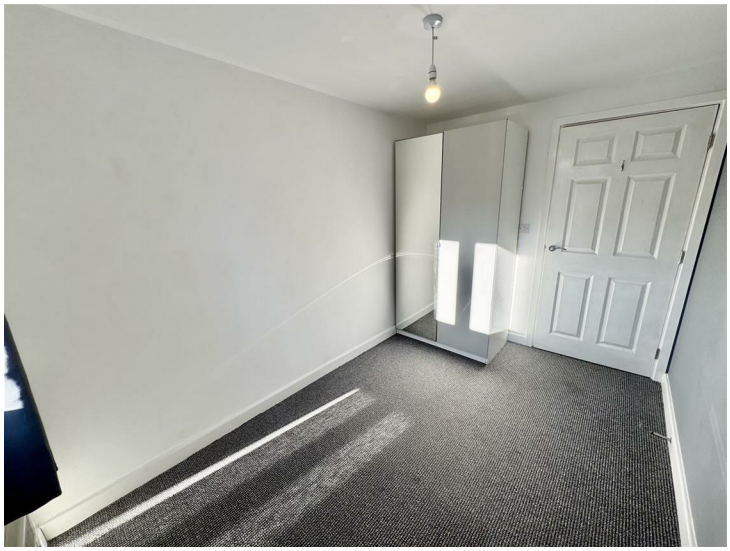
KITCHEN 8′10″ x 6′2″

The kitchen is located just off the living room and has a side facing window letting natural light flood in. It is fitted with a range of oak effect base and wall units with dark laminate roll top worktops, matching splashbacks and a stainless steel sink with mixer tap over. Cooking facilities comprise of an electric hob with a concealed extractor fan over and an electric fan oven. There is an integrated tall fridge freezer and space and plumbing for a washing machine. Practical grey tile effect vinyl flooring and spotlights complete the look.

BEDROOM ONE 10'0" x 12'6" max

This spacious bedroom has a side facing window and an abundance of space for freestanding bedroom furniture. There is a metal curtain pole to the window, neutral décor and recently fitted grey carpet. There is a triple wardrobe which the tenant is free to use. There is a wall mounted heater, pendant ceiling light and a door leads to the entrance hallway.

BEDROOM TWO 7'2" x 11'0" max



This second bedroom has a window overlooking the front of the property, it has neutral décor with a black roller blind and a pendant light fitting with a black metal shade. There is newly fitted grey carpet underfoot. There is sufficient space for freestanding bedroom furniture, a double wardrobe is there to use, there is a wall mounted heater and pendant ceiling lighting. A door leads into the hallway.

BATHROOM 7'11" apx x 6'5" apx

This contemporary bathroom is fitted with a three piece white suite comprising of a twin flush low level W.C., panel bath with mixer shower attachment and a pedestal wash basin. The room is partially tiled with white tiles with decorative motif tiles interspersed. There is wood effect vinyl flooring underfoot, an extractor fan and inset spotlights to the ceiling. A door leads into the hallway.

PARKING
To the front of the property is a large parking area where there is an allocated space for each apartment and extra visitor spaces too.

LETTINGS INFORMATION MAPPLEWELL
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

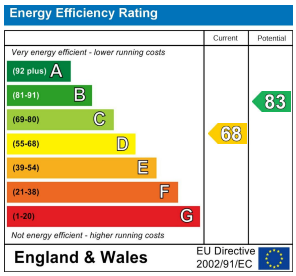
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

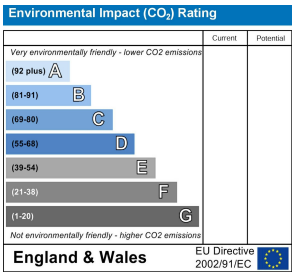
PAISLEY PROPERTIES MAPPLEWELL
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES MAPPLEWELL
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to

speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *





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