



# lighthouse lettings



## 63 Clare Road

, Sutton In Ashfield, NG17 5BB

**£475 PCM**



Lighthouse Estate Agents are delighted to offer this one bed flat on Clare Road in Sutton in Ashfield. The apartments are finished to the highest standard and comprise of a living/dining room with kitchen area. The kitchen includes a hob and oven with extractor fan, a washer/dryer, fridge, wall and base units and roll top work surface. There is a part tiled shower room with pedestal basin and wc. EPC D

ALL PROPERTIES ARE TAKEN AS SEEN and prospective tenants must make sure that they are happy with the particulars and condition of the property before applying for a property and entering into a tenancy agreement.

PLEASE NOTE; A HOLDING FEE OF ONE WEEKS RENT WILL BE TAKEN WHILST THE RIGHT TO RENT, CREDIT CHECKS AND AFFORDABILITY CHECKS ARE CARRIED OUT. THE HOLDING FEE WILL THEN BE DEDUCTED FROM THE FIRST MONTHS RENT. IF THE CHECKS ARE NOT SUCCESSFUL THE FEE WILL BE RETURNED. IF A TENANT WITHDRAWS FROM THE APPLICATION THE FEE IS NON REFUNDABLE TO COVER COSTS.

LIGHTHOUSE ESTATE AGENTS AND LETTINGS IS A MEMBER OF THE PROPERTY OMBUDSMAN : MEMBERSHIP NUMBER DO2304 ALL PROPERTY BONDS ARE SECURED AND HELD BY THE DEPOSIT PROTECTION SCHEME. BONDS FROM THE 1ST JUNE ARE A MAXIMUM OF FIVE WEEKS RENT



## Agents Disclaimer

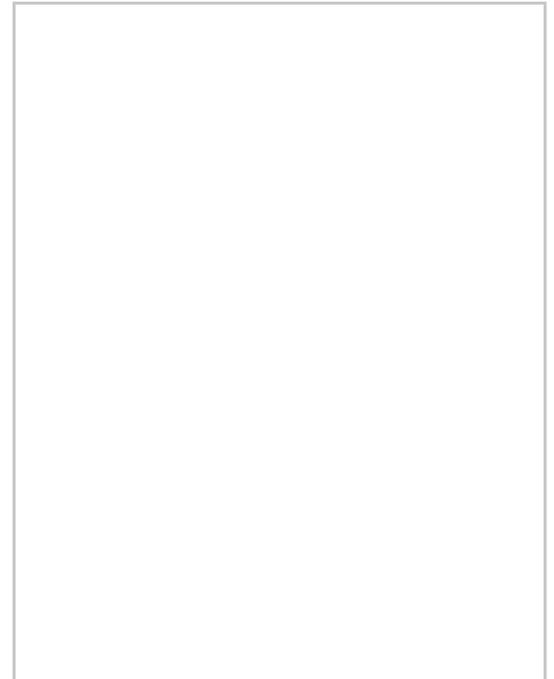
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

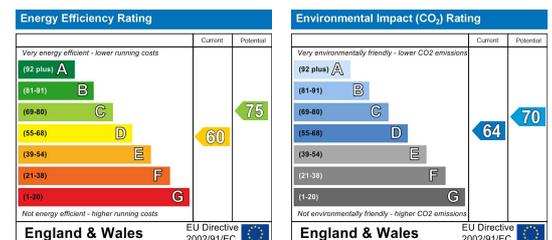
## Area Map



## Floor Plans



## 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.

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