



# lighthouse lettings



**£450 PCM\* fees apply**

12 Elder Street, Kirkby-In-Ashfield, Nottinghamshire, NG17 8GD

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Lighthouse Lettings are pleased to present this first floor one bedroom self contained flat situated on the outskirts of Kirkby in Ashfield. This spacious one bedroom flat has recently been renovated and comprises of open plan lounge and kitchen area, one double bedroom, shower room, allocated parking and small garden area. Good local amenities, great transport links including the Robin Hood train line.  
EPC: D

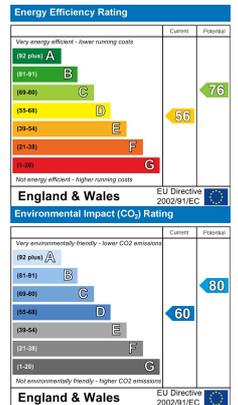
ALL PROPERTIES ARE TAKEN AS SEEN and prospective tenants must make sure that they are happy with the particulars and condition of the property before applying for a property and entering into a tenancy agreement.

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 DEPOSIT. IF THE CHECKS ARE NOT SUCCESSFUL THE FEE WILL BE RETURNED. IF A TENANT WITHDRAWS FROM THE APPLICATION THE FEE IS NON

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions



Lighthouse Estate Agents Ltd.

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