



lighthouse lettings



£950 Per Calendar Month* fees apply

18 Ashgate Road, Hucknall, Nottingham, NG15 7UT

18 Ashgate Road, Hucknall, Nottingham, NG15 7UT

Welcome to this stunning modern townhouse located on Ashgate Road in Hucknall, Nottingham. This immaculate property boasts a modern fitted kitchen, reception lounge, two well-proportioned bedrooms and a stylish bathroom, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

As you step inside, you will be greeted by new flooring that enhances the contemporary feel of the home. The interior is finished to a high standard, ensuring a welcoming atmosphere throughout. The layout is thoughtfully designed, providing both functionality and elegance, perfect for modern living.

Situated close to the town centre, this townhouse offers the convenience of easy access to local amenities, shops, and transport links, making it an excellent choice for those who appreciate the vibrancy of town life while enjoying the tranquillity of a residential area.

This townhouse is a remarkable opportunity not to be missed. Come and experience the charm and convenience of Ashgate Road for yourself. EPC: C

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

Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

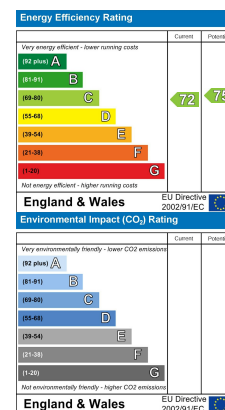
evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

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

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.

Registered Office: 28 Low Moor Road, Kirkby-in-Ashfield, Nottinghamshire, NG17 7BP

Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk

www.lighthouse-estateagents.co.uk

Company No: 05878430

