

2 BRIERLEY COTTAGES
SUTTON-IN-ASHFIELD
NOTTINGHAMSHIRE
NG17 2AT



£ 350.00 PCM EXCLUSIVE

VIEWING

By appointment through the letting agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- First Floor Flat
- One Bedroom
- UPVC Double Glazed
- Gas Central Heating
- Brand New Kitchen
- Redecorated and New Carpets
- Walking Distance of Town Centre

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DIRECTIONS

From Mansfield follow the A38 sign posted towards Sutton and the M1. At the traffic signals by Kings Mill Hospital go straight over onto Mansfield Road/B6023. At the next two set of traffic light continue forward onto Priestsic Road passing straight over the 1st round about taking the third exit onto Lammas Road at the second roundabout. Take the first right onto Carsic Lane and then finally take the second right hand turning onto Brierley Cottages where the property can be easily located by our 'To Let' board.

UPVC double glazed entrance door into:

LOBBY

With stairs to first floor landing.

Doorway to:

KITCHEN

6'6 x 9' With UPVC double glazed window to the rear, brand new kitchen with range of wall and base units with roll top work surfaces, single drainer stainless steel sink, four ring gas hob, integrated oven, extractor, wall mounted boiler, radiator, power points and ceiling light point.



Doorway to:

LOUNGE

12' x 9'6" With UPVC double glazed window to rear, radiator, power points, ceiling light point and TV aerial point.



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Doorway to:

BEDROOM ONE

10' x 12'6 With UPVC double glazed window, radiator, power points and ceiling light point.



Doorway to:

BATHROOM

Which is part tiled, UPVC double glazed opaque window, three-piece white suite comprising panelled bath with electric shower over, close coupled W.C, pedestal wash hand basin, radiator and ceiling light point.



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ADDITIONAL INFORMATION

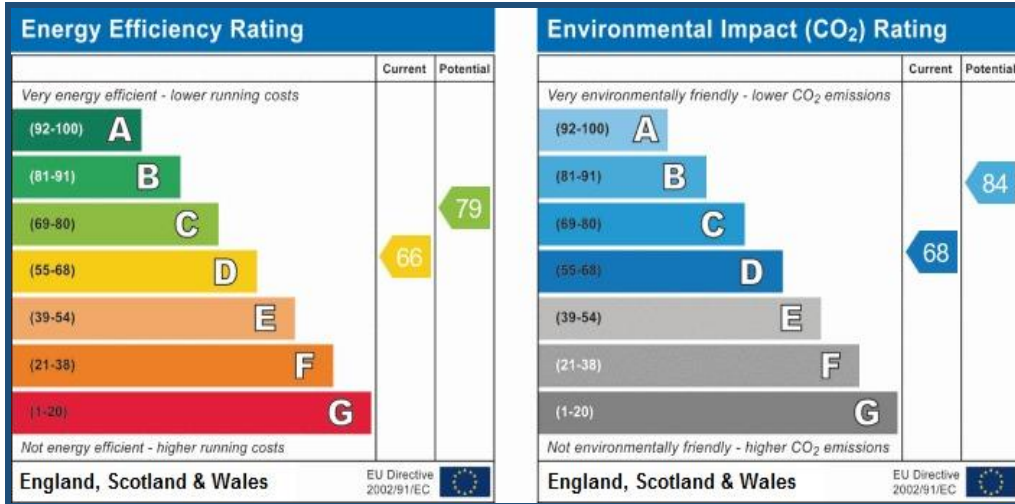
Council Tax Band: A

Local Authority: Ashfield District Council

Primary School: Brierley Forest Primary and Nursery

Secondary School: Sutton Community Academy

ENERGY PERFORMANCE RATING



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TENANCY INFORMATION AND COSTS

APPLICATION

All prospective Tenants have references taken upon them and there is a fee of £200 per property, up to a maximum of 2 applicants, which is not refundable under any circumstances. Should a guarantor be required for any reason, an additional non-refundable £100 will be payable. This fee also acts as a holding deposit as we don't accept multiple applications and work on a first come first served basis. We also require photographic ID and proof of address from each applicant.

TENANCY AGREEMENT

The property will be available on an Assured Shorthold Tenancy for an initial period of six months. This may be extended after this period subject to approval from the landlord. You must be at least 18 years old in order to enter into an Assured Shorthold Tenancy.

The costs for preparing the legal tenancy agreement will be £85 plus VAT which should be paid in advance.

THE APPLICATION AND TENANCY AGREEMENT FEE (£302.00) ARE BOTH PAYABLE UPON APPLICATION.

RENT

The rent on all our properties is payable in advance. Therefore, you will be required to pay a month's rent in advance on commencement of the tenancy.

DAMAGE DEPOSIT

The Tenant will be expected to pay a deposit equivalent to a month's rent PLUS £100 or £500, being the minimum. i.e. if the rent on the property is £375 pcm then the deposit will be £500. This will be returnable at the end of the term but may be subject to deductions for any damage to decorations, fixtures and fittings or any outstanding cleaning charges

Where Landlords do accept pets, then a pet deposit of £100 may be required.

Typical Costs on one person moving into a property

Application Fee	£ 200.00
Tenancy Agreement	£ 102.00
First Months Rent in Advance	£ 375.00
Damage Deposit	£ 500.00
TOTAL	£1,177.00

However, this amount is not all payable all at once. To start with we only require the £200 referencing fee **and** the £102 for the preparation of a tenancy agreement. Providing the application comes back acceptable, we would then require the first month's rent and damage deposit at least 5 working days prior to the move in date.

If you require any additional information, then please don't hesitate to ask.

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.