

One bedroom, furnished flat for professionals in the popular area of Sherwood Rise (4



Location **East Midlands, Derbyshire**
<https://www.freeadsz.co.uk/x-411994-z>

The property is furnished to a high standard, benefits from gas central heating, white goods and is close to both public transport links and local amenities. The property briefly comprises of private entrance which leads into the fully fitted kitchen, benefiting from a range of wall and base units, stainless steel sink with mixer tap and drainer, freestanding washing machine and under counter fridge; Lounge benefits from original wooden flooring, coffee table, two seater sofa, armchair and built in storage cupboard; Bedroom benefits from original wooden flooring, double bed with mattress, two large wardrobes, armchair and large window. Outside the property benefits from first come first served off-road parking and is extremely close to local amenities and public transport links. An early internal viewing is essential in order to fully appreciate the quality of accommodation on offer! PLEASE NOTE: THIS PROPERTY IS NOT SUITABLE FOR HOUSING BENEFIT/DSS APPLICANTS (You may download, store and use the material for your own personal use and research. You may not republish, re-transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.) Additional, non-optional fees are as follows: Administration/application fees; £150.00 inclusive of VAT per tenant over the age of 18. Guarantor fees; There are no additional administration fees for guarantors – However an extra fee of £75 inclusive of Vat will be needed to credit check/reference a guarantor if the initial tenant application is declined. Deposit; Payments are usually the same as the monthly rent., plus an additional £200 (subject to adequate references). A higher deposit may be required depending on individual circumstances, this will be clarified

prior to accepting your application. Renewal Fees: The tenancy you are applying for is a fixed term and the normal fee is to renew the tenancy for a further 12 months. The fee of £150.00 inclusive of VAT is payable for the extension of the tenancy agreement, if the tenant wishes to extend the tenancy for a further 12 months. The fee of £150.00 inclusive of VAT is payable for the extension of the tenancy agreement, if the tenant wishes to extend the tenancy for a further 12 months.



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