



- Beautiful 2/3-bedroom apartment
- EPC rating C
- Private parking
- Close to Swadlincote town centre
- Well-presented throughout
- Additional 3rd bedroom or Office with en-suit Annex

A well-presented, ground floor flat with 2 bedrooms, kitchen/diner, conservatory/lounge and bathroom. With gas central heating and uPVC double glazing this home benefits from an energy rating of C. Outside there is secure access through double gates leading to an outside area with block brick drive and off-road parking. In addition, there is a SEPARATE DETACHED ANNEX which makes a 3rd en-suite bedroom or a fantastic office space away from the main apartment. This property is located in Woodville with the National Forest nearby, and good road access to the A51, A444, M42 and the M1 motorway. Swadlincote town centre is only a mile away. This apartment could be an ideal home for individuals, a couple or 2 friends sharing. Viewing is highly recommended.

### **The Property**

The main door leads directly into the kitchen/Diner (approx. 5.11m x 3.25m) which has been fitted with granite style composite worktops, floor and wall units, sink and Bosh oven. The room has high ceilings giving a sense of a bright open modern room. Double doors lead to a Conservatory/Lounge (approx. 3.28m x 3.15m). A corridor leads from the Diner to the rest of the accommodation which includes two bedrooms (approx. 3.28m x 2.67m and approx. 2.47m x 2.25m respectively) and a modern fully tiled bathroom with wc, basin and shower. Externally there is a drive and off-road parking for multiple vehicles and a detached Annex with the 3rd en-suite double bedroom. The detached Annex would also make an ideal office space for those working from home.

### **Viewing Arrangements**

Due to the Government Covid-19 restrictions we are only doing viewings by appointment. Interested parties should contact us via telephone for further information and a video tour before any physical viewing can be arranged.

### **Photographs**

You should not assume items that are depicted in the photographs are included in the letting of the property.

#### Money Laundering, Right to Rent and Referencing

Where an offer is accepted, the prospective tenant(s) will be required to confirm their identity and the right to rent by law. We will need to see your driving licence or passport along with recent utility bills to confirm your residence. You will also be subject to reference checks and the landlord's approval and a contract.

#### General

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential tenants must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

#### Tenant Selection

Selection is not on a first come, first served basis. The Landlord will decide which tenant(s) they choose when letting the property. If you have any questions relating to the selection criteria, it remains your responsibility to pursue enquiries with us and satisfy yourself of all salient points.

#### Agency Fees Apply

[View our Tenant Services page](#)

#### Rent and Deposit

Should applicants be accepted for the tenancy, initial rent and a deposit is payable up front, in cleared funds and only via a BACS bank transfer to our account. This will be due before the commencement of the tenancy. Deposits will be held in a government approved Deposit Protection Scheme. All subsequent rent is payable by Standing Order in accordance with the Tenancy Agreement.

These particulars do not constitute any part of an offer or contract and should not be relied upon as statements or representations or fact. Intending purchasers must satisfy themselves of the accuracy of all information and the condition/function of all appliances, fixtures, fittings and installations.

**Price: £600 per month**

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