

TO LET

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**8 PUMP WORKS CLOSE, SHERWOOD, NOTTINGHAM,
NOTTINGHAMSHIRE NG5 2HU**

£1,050 PCM

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HAMMOND PROPERTY SERVICES are delighted to introduce this immaculate 2 bed property in the heart of Sherwood. Off street allocated parking and a private garden, this property cannot be missed! Located within a 1 minute walk to Mansfield Road where you can find all of Sherwood's shops, pubs, cafes and bus services directly into the city centre.

****STRICTLY NO PETS****

**** NON-SMOKERS ONLY****

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late payment of rent determined by the Tenant Fees Act 2019.

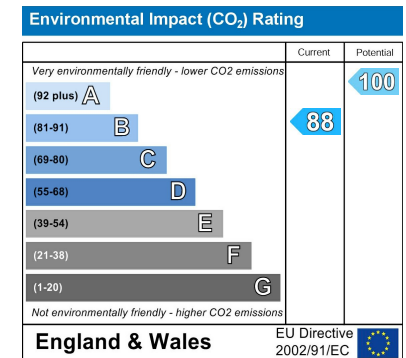
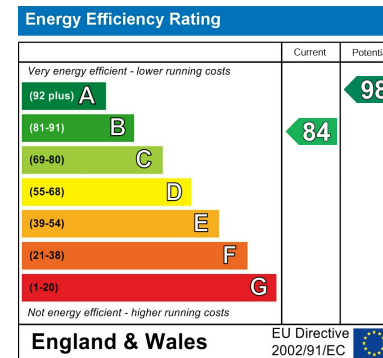


VIEWING APPOINTMENT

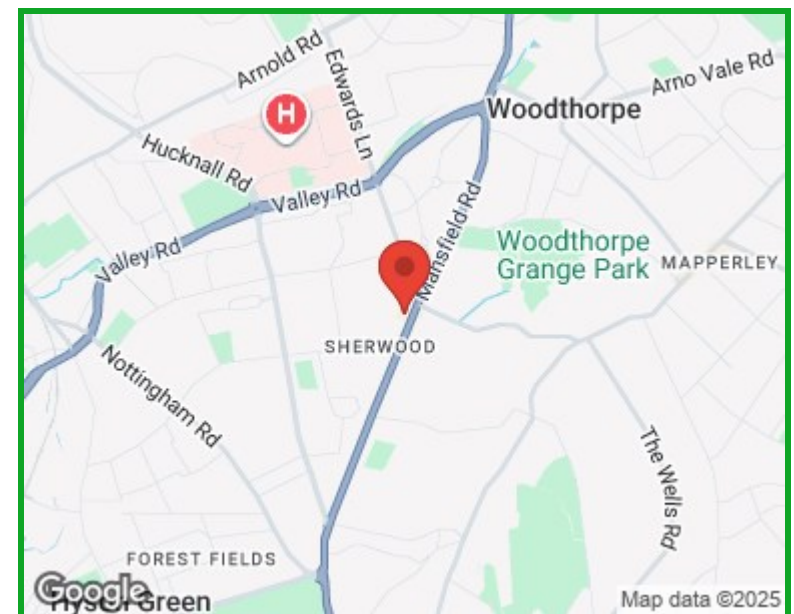
Date: _____

Time: _____

Meeting: _____



Council Tax Band **A**



DIRECTIONAL NOTE

For Sat Nav use Post Code: NG5 2HU

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BINGHAM'S COMMUNITY ESTATE AGENT



For more details, contact us at

sponsorship@hammondpropertyservices.com







OUR RENTAL SERVICES

Are you a landlord?

We offer:

FULLY MANAGED, LET ONLY or RENT COLLECTION

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, call **Denise Campbell** on **01949 87 86 90**



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on 01949 878690 to arrange a suitable time for us to call out and to discuss what we do and how we do it!