



**Lynncroft, Nottingham  
Nottinghamshire NG16 3FQ**

**£433 Per Month**

One bedroom first floor flat to rent in Eastwood. Ideally located close to local amenities with easy access to local transport links and comes with off street parking.

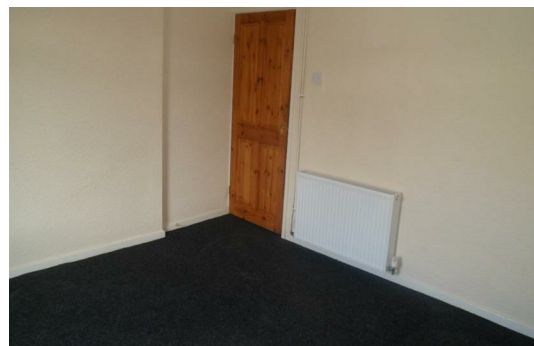
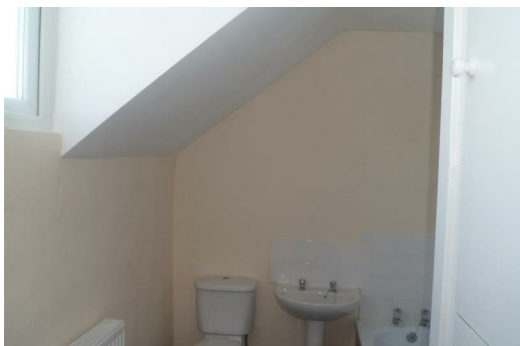
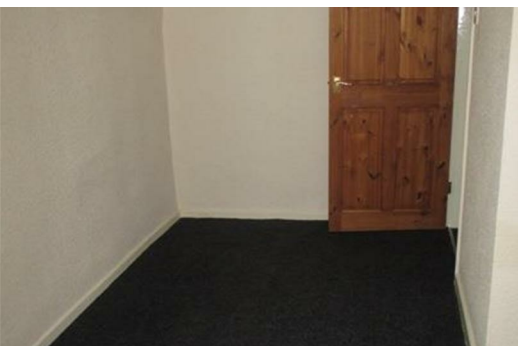
This property has recently been refurbished and decorated neutrally. Comprises of spacious living area, Kitchen, bathroom with over the bath electric shower and a good sized bedroom.

Comes with carpets and blinds.

Fully gas central heated and double glazed.

Rent £100 per week Deposit £400 + Fee's £65 and increase depending on circumstances of the tenant and if a guarantor is needed.

Pets are not permitted in this property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>			
(09-10) <b>C</b>			
(05-08) <b>D</b>			
(03-04) <b>E</b>			
(02-03) <b>F</b>			
(1-2) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12 plus) <b>A</b>			
(11-11) <b>B</b>			
(09-10) <b>C</b>			
(05-08) <b>D</b>			
(03-04) <b>E</b>			
(02-03) <b>F</b>			
(1-2) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

29 Commercial Street, Swindon, SN1 5NS

Tel: 01793 535777 Email: sales@swindonhomedirect.co.uk Web: www.swindonhomedirect.co.uk