

# HoldenCopley

PREPARE TO BE MOVED

Mariner Street, Nottingham, Nottingham NG2 4DU

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£1,500 PCM

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## EXCLUSIVE NEW DEVELOPMENT...

Discover this newly built, contemporary end-terrace home available to rent in the heart of Trent Basin—an environmentally and socially sustainable riverside community just minutes from Nottingham city centre. With the River Trent at its core and Colwick Country Park nearby, this location offers the perfect balance of city convenience and natural surroundings.

Crafted with exceptional attention to detail, this home is built to the highest standards using premium materials and smart design, delivering impressive energy efficiency and remarkably low utility costs—all without sacrificing style or comfort.

Designed with flexibility in mind, this stylish home features a neutral décor, smart use of space, and energy-efficient elements—ready for you to make your own.

Step through the secure front door into a welcoming hallway separating you from the outside world hosting a convenient downstairs toilet making your life that bit easier, leading to a well designed open plan kitchen/living-dining area allowing in ample natural light perfect for relaxation connecting seamlessly to the private garden, blending indoor and outdoor living.

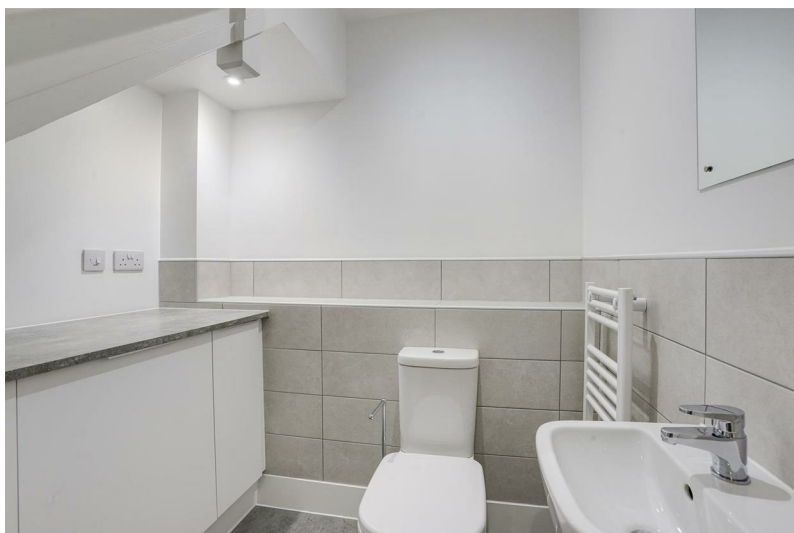
Upstairs leads you to two spacious double bedrooms sharing a sleek, modern contemporary style bathroom.

The top floor boasts a generous master suite with the luxury of an en-suite bathroom and dressing room flowing out to an impressive private terrace—perfect for unwinding with panoramic views.

Trent Basin prioritises community living, with thoughtfully designed shared streets complemented with convenient on-street parking.

Come and experience this exceptional home for yourself—book a viewing today!

AVAILABLE NOW





- Brand New Energy Efficient End Townhouse
- Three Bedrooms/Two Bathrooms
- Open Plan Kitchen/Dining Area
- Downstairs WC/Utility Area
- Three Piece Bathroom Suite & En-Suite To Master Bedroom
- Rear Enclosed Garden & Private Balcony Access
- Modern Neutral Decor Throughout
- Situated On An Exclusive Development
- Low Energy Home, EPC B
- 360 Virtual Tour











ACCOMMODATION

GROUND FLOOR

Entrance Hall

15'3" x 6'3" max (4.67m x 1.92m max)  
The entrance hall has bamboo flooring and carpeted stairs, recessed ceiling spotlights, smoke alarm, In-built storage cupboard, provides access to the WC/utility, radiator and a single composite door providing access into the accommodation

Open Plan Living/Kitchen Area

30'6" x 14'0" max (9.30m x 4.29m max)  
The kitchen area has bamboo flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, integrated oven with electric hobs and a extractor unit, undermount stainless steel sink and a half with a recessed drainer and mixer taps, integrated dishwasher, integrated washing machine, integrated fridge/freezer, radiator and a Velfac timber double glazed window open plan to the living area  
The living room has bamboo flooring, two radiators, timber Velfac double glazed windows and a timber single door both aluminium externally providing access to the rear garden

WC/Utility

6'7" x 5'5" (2.02m x 1.66m)  
This area has partially tiled walls, recessed ceiling spotlights, a range of fitted base units with fitted worksurfaces, a wall mounted heated towel rail, low level dual flush WC and a floating washbasin with mixer taps and an extractor fan

FIRST FLOOR

Landing

11'2" x 3'4" min (3.41m x 1.04m min)  
The landing has carpeted flooring and stairs, recessed ceiling spotlights, radiator, smoke alarm and provides access to the first floor accommodation

Bedroom Two

14'0" x 12'2" max (4.28m x 3.72m max)  
The second bedroom has carpeted flooring, radiator and timber Velfac double glazed windows externally aluminium with fitted blinds

Bedroom Three

14'0" x 10'0" max (4.28m x 3.05m max)  
The third bedroom has carpeted flooring, two timber double glazed Velfac windows externally aluminium with fitted blinds and a radiator

Bathroom

7'3" x 7'7" max (2.21m x 2.33m max)  
The bathroom has Tarkett sheet flooring, partially tiled walls, recessed ceiling spotlights, wall mounted heated towel rail, low level dual flush WC, pedestal washbasin with mixer taps,

panelled bath with mixer taps, wall mounted mains-fed shower and a shower screen and an extractor fan

SECOND FLOOR

Second Landing

5'1" x 3'2" min (1.56m x 0.98m min)  
The second landing has carpeted flooring, timber Velfac double glazed window externally aluminium with fitted blinds, radiator and provides access to the second floor accommodation

Master Bedroom

15'6" x 10'7" max (4.74m x 3.25m max)  
The main bedroom has carpeted flooring, radiator, a range of timber double glazed Velfac windows aluminium externally with fitted blinds provides access to the en-suite and internal sliding doors providing access to the dressing room

En suite

8'10" x 4'7" (2.70m x 1.40m)  
The en-suite has partially tiled walls, recessed ceiling spotlights, wall mounted heated towel rail, wall mounted low level dual flush WC, pedestal washbasin with mixer taps, a double shower enclosure with a wall mounted mains-fed shower, extractor fan and a timber double glazed Velfac obscure window externally aluminium with a fitted blind

Dressing Room

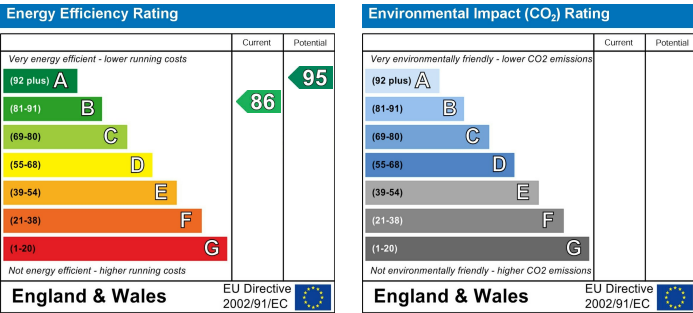
7'4" x 5'1" (2.25m x 1.57m)  
The dressing room has carpeted flooring, radiator and a single timber door both aluminium externally providing access to the balcony with fitted blinds

Outdoor Terrace

13'7" x 8'5" (4.16m x 2.59m)  
The outside terrace has a wooden decked area with a pergola

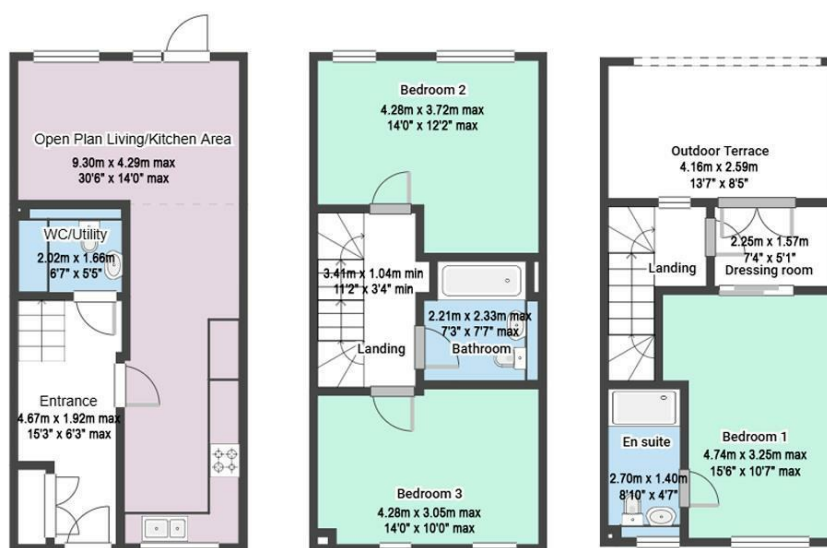
OUTSIDE

Outside to the rear is a low maintenance enclosed garden with a lawned area and a paved seating area with a fence surround and gated access



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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