

# HoldenCopley

PREPARE TO BE MOVED

Mariner Street, Nottingham, Nottingham NG2 4DU

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£1,400 PCM

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## PREPARE TO BE IMPRESSED...

We welcome you to this newly built, contemporary terrace home ready to rent in the heart of Trent Basin—an eco-conscious riverside community just minutes from Nottingham city centre, perfect for a range of tenants. Nestled by the River Trent and just moments from Colwick Country Park, this location seamlessly combines city convenience with scenic natural surroundings.

Built to the highest standards of construction and design, with premium building materials and a strong focus on energy efficiency, this home offers exceptionally low utility costs without compromising on style or comfort.

Designed for modern living, this stylish home features a neutral décor, energy-efficient elements, and a well-thought-out layout, ready for you to make your own.

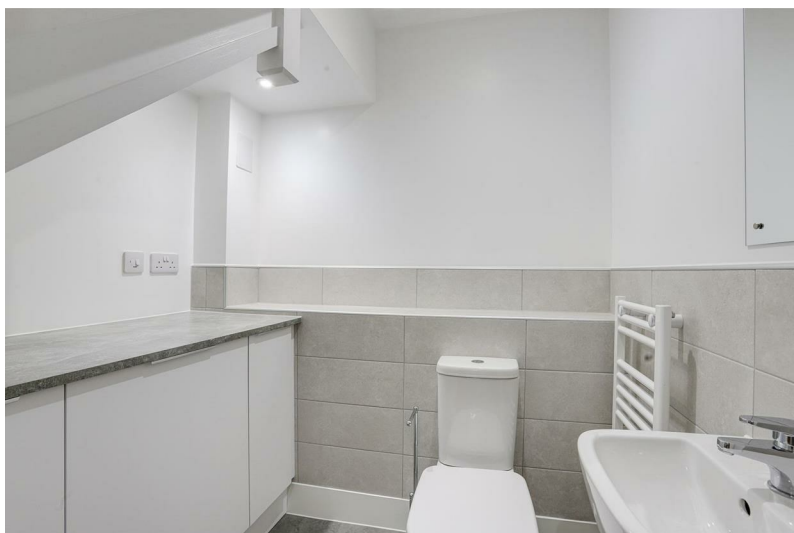
Step through the front door into a welcoming hallway, complete with a convenient downstairs WC/utility area flowing into a bright and spacious open-plan kitchen, dining- living area completed with a range of handpicked integrated appliances, flooded with natural light, this space seamlessly connects to a private garden, perfect for indoor-outdoor living.

Upstairs, two generously sized well proportioned double bedrooms share a modern, stylish bathroom suite, while the top floor is dedicated to the luxurious master suite—complete with an en-suite, dressing room and a stunning private terrace offering community views.

Trent Basin puts people first embracing community living with thoughtfully designed shared spaces and convenient on-street parking

A viewing will allow you to fully appreciate everything this home has to offer, if you give us a call we will be delighted to show you this true masterpiece

AVAILABLE NOW!





- Brand New Energy Efficient 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

15'5" x 6'2" max (4.70m x 1.89m 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

WC/Utility

6'6" x 5'5" (2.00m 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

Open Plan Living/Kitchen Area

30'6" x 14'1" max (9.31m x 4.30m 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, open plan to the living area and a timber Velfac double glazed window externally aluminium with fitted blinds  
The living room has bamboo flooring, two radiators, a range of timber double glazed windows and a timber single door both aluminium externally providing access to the rear garden

FIRST FLOOR

Landing

11'5" x 3'3" min (3.48m x 1.00m min)  
The landing has carpeted flooring and stairs, recessed ceiling spotlights, radiator, smoke alarm and provides access to the first floor accommodation

Bedroom Two

14'1" x 12'3" max (4.30m x 3.74m max)  
The second bedroom has carpeted flooring, radiator and a range of timber Velfac double glazed windows externally aluminium with fitted blinds

Bedroom Three

13'11" x 9'10" max (4.26m x 3.02m max)  
The third bedroom has carpeted flooring, two timber Velfac double glazed windows externally aluminium with fitted blinds and a radiator

Bathroom

7'2" x 7'8" max (2.19m x 2.34m 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 Floor Landing

5'2" x 3'2" min (1.59m x 0.99m min)  
The second landing has carpeted flooring , recessed ceiling spotlights, smoke alarm, a timber double glazed Velfac window externally aluminium with fitted blinds and provides access to the second floor accommodation

Master Bedroom

14'1" x 10'7" max (4.31m x 3.24m max)  
The main bedroom has carpeted flooring, radiator, a timber double glazed Velfac window aluminium externally with fitted blinds, provides access to the en-suite and internal sliding doors providing access to the dressing room

En Suite

7'8"approx x 4'8" (2.34mapprox x 1.43m)  
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 walk-in shower enclosure with a wall mounted mains-fed shower, extractor fan and a timber double glazed Velfac obscure window externally aluminium

Dressing Room

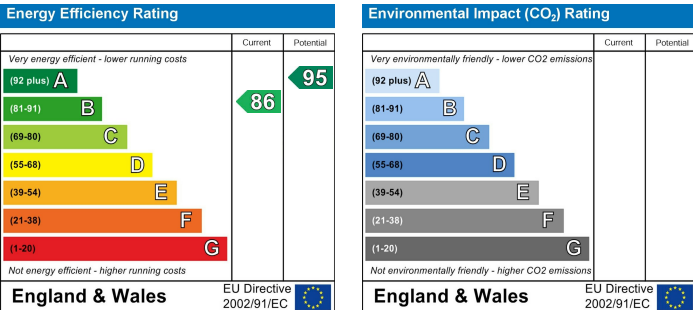
7'4" x 5'2" (2.25m x 1.58m)  
The dressing room has carpeted flooring, radiator and a single timber Velfac door aluminium externally providing access to the balcony with fitted blinds

Outdoor Terrace

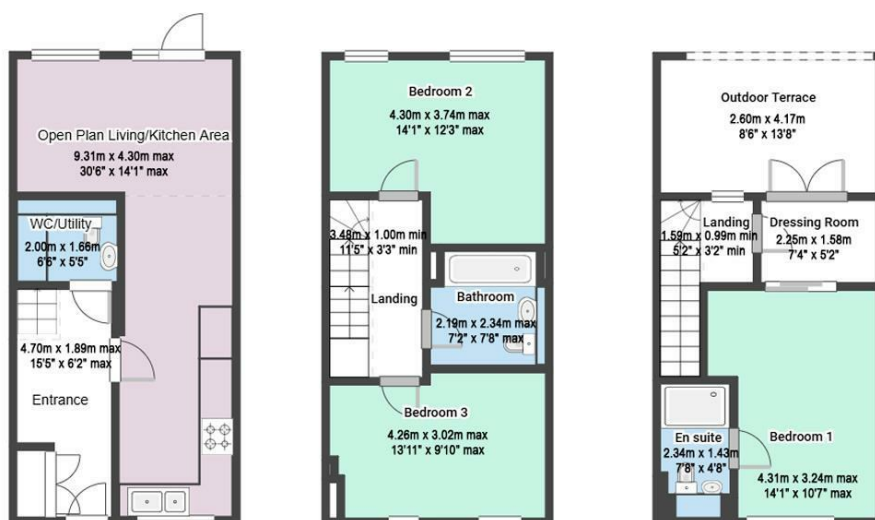
8'6" x 13'8" (2.60m x 4.17m)  
The outside terrace has a wooden decked area with a pergola

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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