



6 Clarendon Court Mansfield Road, NG5 2BS
£995 Per Calendar Month

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6 Clarendon Court Mansfield Road, Nottingham, NG5 2BS

- Easy access to City Centre
- Gas central heating
- Beautifully presented
- First floor
- Double glazing
- Great location

Welcome to this charming apartment located on Mansfield Road in Nottingham! This delightful property boasts a cosy reception room and open kitchen diner, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's plenty of space. The apartment features a well-maintained bathroom, ensuring convenience and comfort for all residents.

Situated in a prime location, this apartment offers easy access to all the amenities and attractions that Nottingham has to offer. Whether you're looking to explore the city's vibrant culture or enjoy a peaceful stroll in the nearby parks, this property provides the ideal base for your adventures.

Benefitting from gas central heating and double glazing, don't miss out on the opportunity to make this apartment your new home. Available mid October 2024.



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Overview

The accommodation comprises -

Entrance Hallway

With wooden flooring, entry telephone and storage cupboard.

Lounge Area

Having wooden flooring, radiator, double glazed window and door to the balcony.

Kitchen Diner Area

With tiled flooring, a range of wall and base units incorporating a washer/dryer, dishwasher, fridge freezer, electric oven and gas hob. Radiator and two double glazed windows.

Bedroom 1

Having built in wardrobes, radiator, double glazed window and neutral coloured carpet.

Bedroom 2

With radiator, double glazed window and neutral coloured carpet.

Bathroom

With a modern white suite including a separate shower cubicle, radiator and tiled flooring.

Outside

Residents parking - the parking is unallocated on a first come basis. A parking permit will be provided if required.

Material Information

RESTRICTIONS - No smoking is allowed in the property. Due to the head lease of the building no pets can be accepted.

DEPOSIT - £1145.

AVAILABLE - Late September

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - the Landlord will be managing the property.

UTILITIES - mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Nottingham City Council.

BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL / COVERAGE - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGER POINT - not available.

ACCESS AND SAFETY INFORMATION - First floor flat with one step to the communal entrance. Stairs and lift in the building.

FURNITURE - Furniture can be negotiated if required.

References and credit checks are mandatory. It is



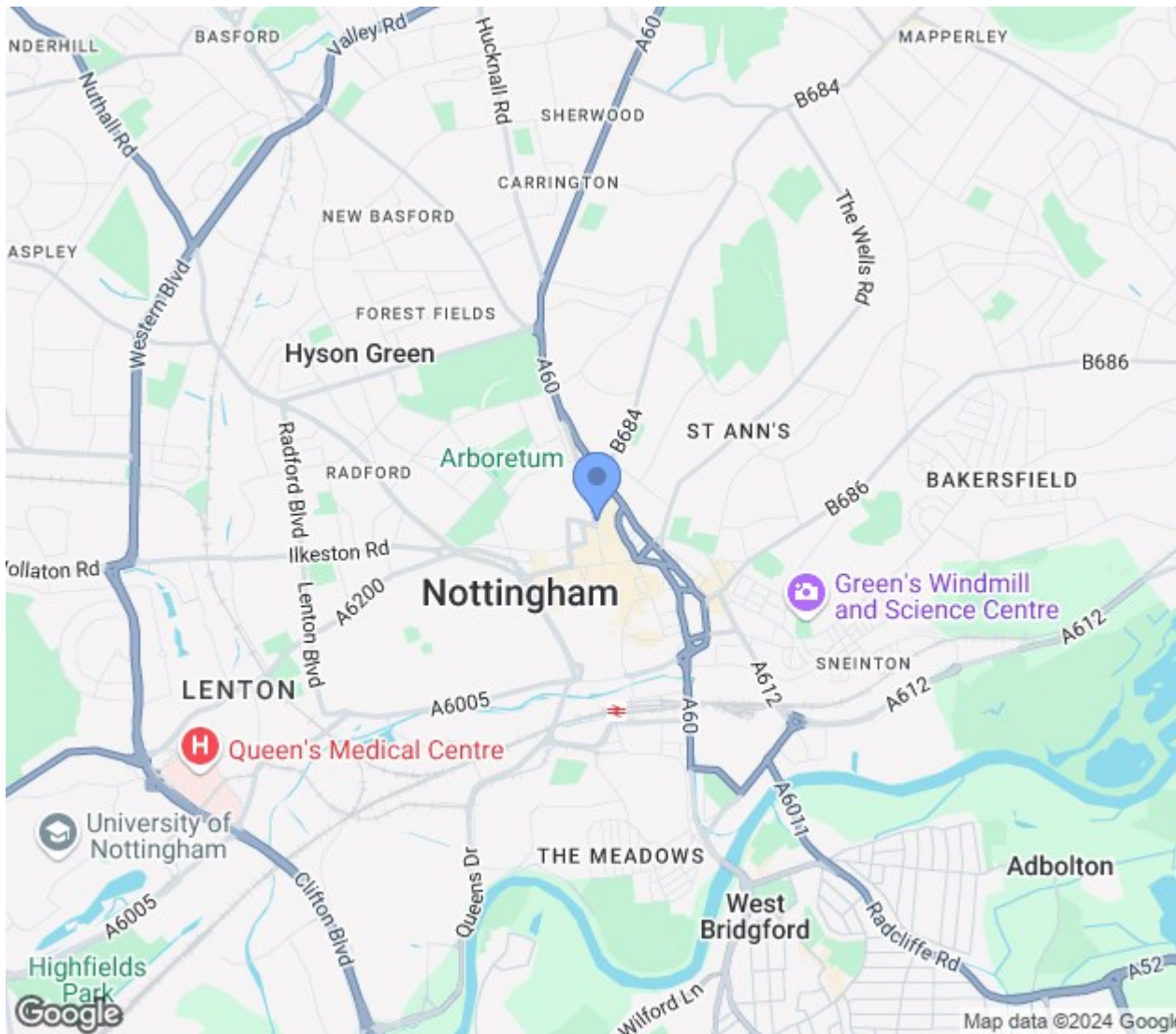




important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references. Should you view a property while it is still occupied by the previous tenant during their final month, please be aware that a new tenancy can only begin once the property is vacant and the Tenancy Agreement has been signed by both you and the Landlord.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please contact us on
0115 953 6644 or
lettings@marriotts.net
should you wish to arrange
to view this property
or if you require any
further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of a tenancy agreement. Measurements are approximate.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Credit checks and tenant screening - if your application is successful, subject to contract, Marriotts will ask you to complete a credit check, along with employment and previous landlord references, along with a Right to Rent check.

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