



17 Priory Road, Gedling, NG4 3JZ
£700 Per Calendar Month



Marriotts



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- Great investment opportunity
- Communal kitchen
- Fully refurbished
- Four rooms with ensembles
- Close to Gedling Shops
- NO UPWARD CHAIN

£700 Per Calendar Month



Entrance Hallway

With UPVC double glazed entrance door, stairs to the first floor landing and door through to the communal kitchen.

Communal Kitchen

A brand new kitchen consisting of wall and base units with contrasting wood style worktops and upstands and inset stainless steel sink unit and drainer, integrated electric oven, four ring ceramic hob and black glass splashbacks and extractor canopy. wood style floor covering, multiple ceiling downlights. Radiator and UPVC double glazed window and side entrance door. Doors lead to rooms 1 and 2.

First Floor Landing

With loft access and access to rooms 3 and 4 and also the shower room for room 3.



Room 3

wall light points above the bed space, radiator, UPVC double-glazed front and side windows, and a separate kitchen with a range of wall and base units with worktops and inset stainless steel sink unit and drainer, worktop and upstands, UPVC double-glazed side window.

Shower Room

Being separate from room 3 and located at the end of the landing Quartz effect shower boarded cubicle with chrome mains shower, washbasin with matching splashback and vanity cupboards, dual flush toilet, chrome ladder towel rail, and ceiling downlights.

Outside

To the rear is a small communal/shared yard which is accessed from the communal kitchen.

Material Information

RESTRICTIONS - Due to being a shared house no pets or children can be accepted. Suitable for single occupants only.

DEPOSIT - £800.00.

AVAILABLE - Early June

MINIMUM TENANCY TERM - 6 months.

UTILITIES - Mains gas, electric, water and sewerage - all bills are included in the rent, along with broadband.

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 - Ground floor room, own front door to access, or can be accessed via a communal door and then via the communal kitchen.

APPLICATION - references and credit checks will be required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 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 an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
- 5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).