



The Wells, 696 Woodborough Road, Mapperley, NG3 5GJ
£775 PCM



Marriotts



The Wells, 696 Woodborough Road, Mapperley, Nottingham, NG3 5GJ

- Modern apartment
- First Floor
- Living kitchen
- Exclusive development
- One bedroom
- Residents roof top garden

Modern one bedroom apartment forming part of this impressive boutique style development, just minutes from Nottingham city centre. Mapperley's thriving shopping area is also close by, having numerous cafe's, restaurants, bars and independent retailers!



£775 PCM



Overview

The development is made up of 23 contemporary one and two bedroom apartments spread over 4 floors, with features that include a resident's roof top terrace, high quality fittings, internal doors and solid quartz kitchen worktops and a fully tiled, marble finish bathroom with a mains shower over the bath. The property itself is at the front of the building on the first floor and can be reached either from the communal front entrance via the stairs or the residents lift.

Entrance Hall

With entrance door from the communal hallway/lobby, security entry phone, electric convector heater, ceiling downlights and wood-style laminate flooring continuing through to the living kitchen.

Living Kitchen

The kitchen area has a range of units with quartz worktops and drainer with an under-counter sink. Integrated electric oven, four-ring ceramic hob and brushed steel extractor canopy with contrasting white splashback, fridge freezer and space/plumbing for a washing machine. Multiple ceiling downlights, electric convector heater and UPVC double-glazed rear window.

Bedroom

With LED downlights, TV aerial point, electric convector heater and UPVC double-glazed rear window.

Bathroom

With contrasting marble finish wall and floor tiling, the suite consists of a bath with glass screen and chrome mains shower, dual flush toilet and washbasin with vanity base cupboards. Ladder towel rail and LED downlights.

Outside

The building stands within communal grounds.

Material Information

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

DEPOSIT - £890

AVAILABLE - Mid July

MINIMUM TENANCY TERM - 6 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - Utility Warehouse.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - Nottingham City Council.

B R O A D B A N D A V A I L A B I L I T Y - <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.

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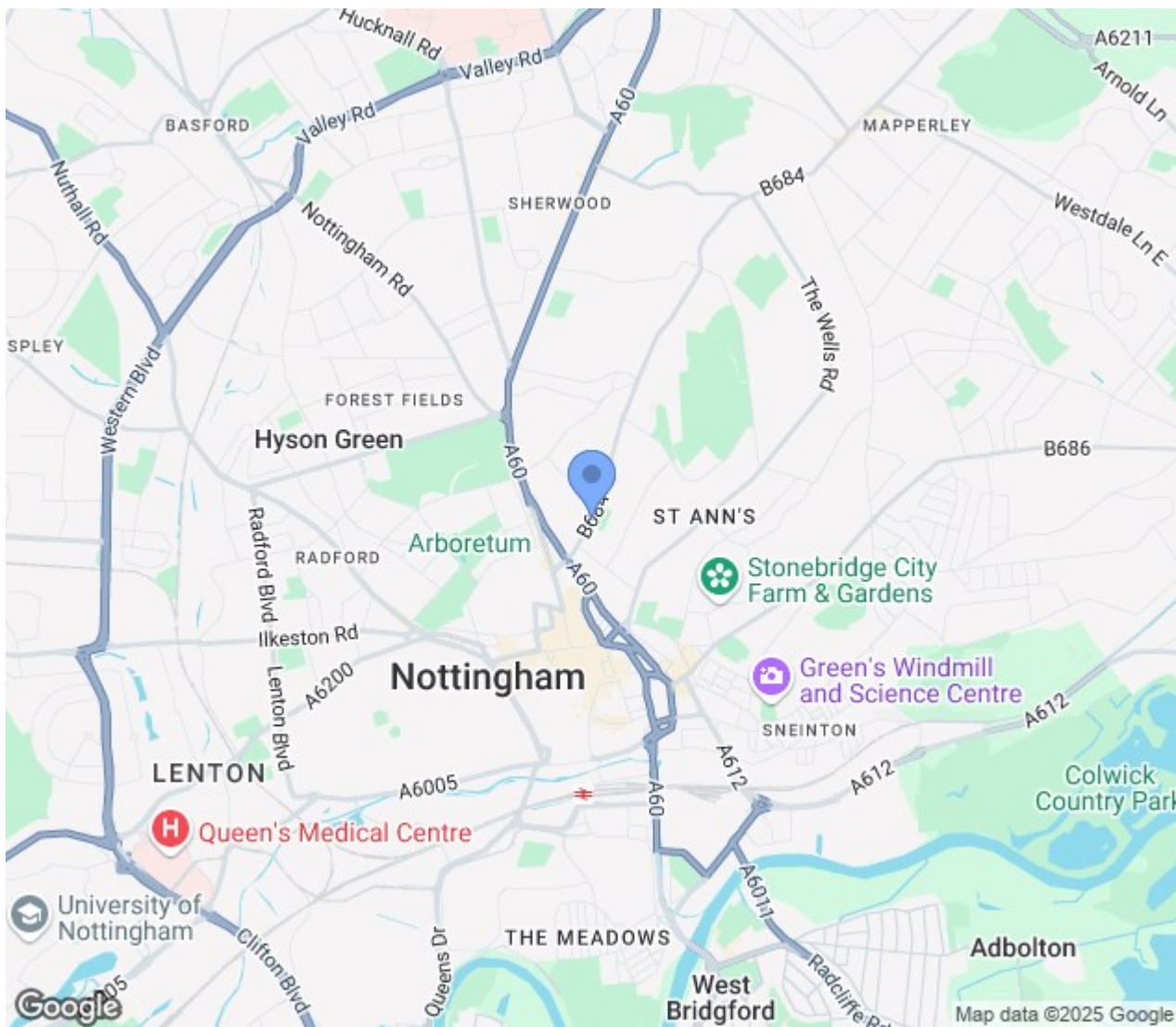
ELECTRIC CAR CHARGER POINT - not available.


ACCESS AND SAFETY INFORMATION - First floor flat with stairs and lift.

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	85	85
(69-80) C		
(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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