

Marriotts



£700 Per Calendar Month

Room 2, 17 Priory Road, Gedling, Nottingham, NG4 3JZ

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INCLUSIVE OF BILLS! This immaculate ground floor **DOUBLE ROOM** is available early February in a recently refurbished luxury shared house. With en-suite shower room and own kitchenette area in the room.

Overview

The property has a stunning shared kitchen and has just undergone complete refurbishment throughout to an extremely high standard and provides 4 double rooms, each with private shower rooms. The main essential furniture is provided for each room, and along with the communal kitchen each room has a modern private fitted kitchen area with fridge and an en-suite shower room. The property has gas central heating with a thermostat and separate consumer unit to the rest of the house in each room. All bills included, including broadband. Single occupant only.

Location

Located on a quiet residential street the house is a short walk of local shops and amenities, with bus services close by. Approximately 4 miles to Nottingham City Centre.

Communal kitchen

This is brand new, with fitted dark blue wall and base units with contrasting wood style worktops and upstands, inset stainless steel sink unit and drainer, integrated electric oven, four ring ceramic hob and black glass splashbacks, extractor canopy, washing machine. Breakfast bar with seating. Wood style floor covering, multiple ceiling downlights. Radiator, UPVC double glazed window and side entrance door.

Room 2

A double room with a kitchen area, grey wood style flooring and a range of wall and base units, worktops and upstands, stainless steel sink unit and drainer. radiator, wall light points above the bed space, UPVC double-glazed front window. The room has a separate room thermostat for the gas central heating and consumer unit. Double bed and bedside tables provided.

En-suite shower room

Quartz effect shower boarded cubicle with chrome mains

shower, washbasin with matching splashback and vanity cupboards, toilet, chrome ladder towel rail, ceiling downlights.

Material information

Inclusive of all bills.

Single employed occupants only.

DEPOSIT - £800.00

AVAILABLE - Long term. NOW!

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 - Eon.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Gedling Borough 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.

Refer to no Land Should provide that a vaca both you and the Landlord.



Credit References & Deposit

Credit checks and references will be required.

A security deposit of £800 will be payable prior to moving in along with the first months rent. Your deposit will be protected with the Deposit Protection Service.

