



15 Bridgewater Court, Egerton Road, Woodthorpe, NG5 4EY  
£950 PCM



Marriotts



# 15 Bridgewater Court, Egerton Road, Woodthorpe, Nottingham, NG5 4EY

- Two bedrooms
- Allocated parking
- Great location
- Gas central heating
- Top floor
- Well presented
- Two bathrooms
- Unfurnished

Conveniently situated giving easy access to the city centre and roadlinks this spacious two bedroom top floor apartment is well presented throughout. Benefitting from gas central, double glazing and allocated parking. Viewing is a must.

**£950 PCM**



## Overview

Well presented throughout. Benefitting from gas central, double glazing and allocated parking. Viewing is a must.

## Entrance hallway

Having a large storage cupboard, radiator and two skylights.

## Lounge area

## Kitchen area

With a range of wall and base units including an electric oven, hob and extractor hood, fridge freezer\* and washing machine\*. \*Please note these items are good will only and will not be repaired or replaced by the landlord.

## Bedroom 1

Having a good sized built in wardrobe, radiator and feature window.



### En suite

With a modern white shower suite.

### Bedroom 2

Also having a built in wardrobe, radiator and double glazed window.

### Bathroom

Having a modern white suite.

### Outside

Communal gardens and allocated parking.

### Material Information

**RESTRICTIONS** - Due to the head lease of the building no pets can be accepted.

**DEPOSIT** - £1095. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

**AVAILABLE** - Now, long term.

**MINIMUM TENANCY TERM** - 12 months.

**MANAGEMENT OF TENANCY** - The landlord will be managing the property.

**FLOOD RISK:** None.

**UTILITIES** - Mains electric, water and sewerage.

**ELECTRIC SUPPLIER** - Octopus Energy.

**WATER SUPPLIER** - Severn Trent Water.

**COUNCIL TAX** - Band C - 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.

**ELECTRIC CAR CHARGER POINT** - Not available.

**ACCESS AND SAFETY INFORMATION** - Second floor flat - no lift in the building.

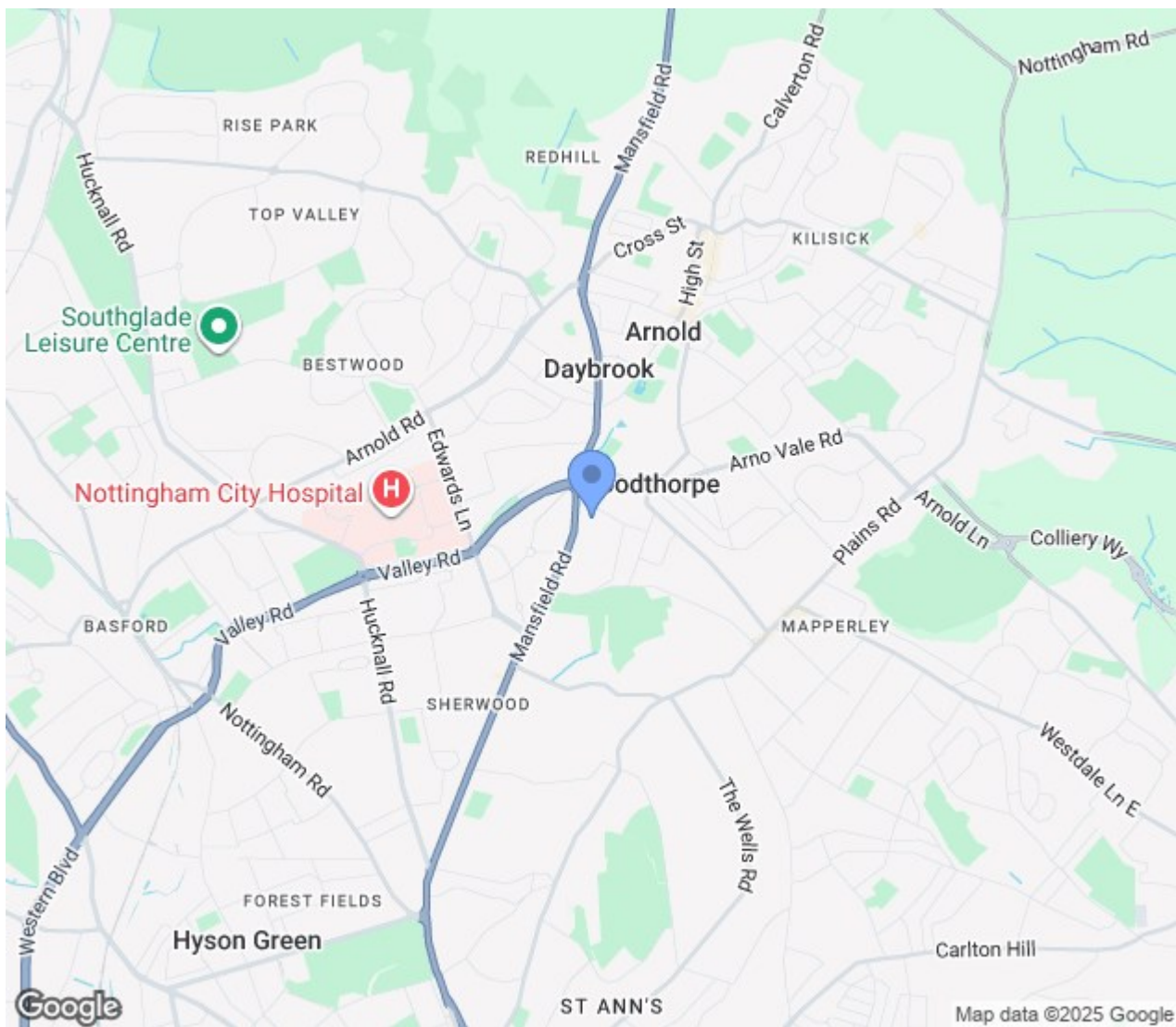
References and credit checks will be required.











### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>81</b>                  | <b>81</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**Please contact us on  
0115 953 6644 or  
[lettings@marriotts.net](mailto: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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