



28 Renshaw Drive, Gedling, NG4 4LS
£875 PCM

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Marriotts



28 Renshaw Drive, Gedling, Nottingham, NG4 4LS

- Two bedrooms
- Allocated parking
- Unfurnished
- Gas central heating
- Double glazing
- Second floor

This modern two bedroom second floor apartment is conveniently situated on a new development. Double glazing, gas central heating and allocated parking. Viewing is a must.

£875 PCM



Overview

The property comprises -

Entrance Hallway

Having grey carpet, radiator, storage cupboard and entry telephone.

Lounge Area

With radiator, grey carpet and Juliet balcony. *There is a media unit which can be removed if not required.

Kitchen Area

Having a range of wall and base units including and integrated fridge freezer, washer dryer and dishwasher. Electric oven, gas hob extractor hood, vinyl flooring and double glazed window.

Bedroom 1

With triple wardrobe, grey carpet, radiator, double glazed window with blind and Juliet balcony.



Bedroom 2

Grey carpet, radiator and double glazed window with blind. *There is a sofa bed which can be removed if not required.

Bathroom

With a modern white suite including a shower over the bath, chrome towel radiator, extractor fan and vinyl flooring.

Outside

Allocated parking space.

Material Information

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

DEPOSIT - £1005. 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 B - Gedling Borough Council.

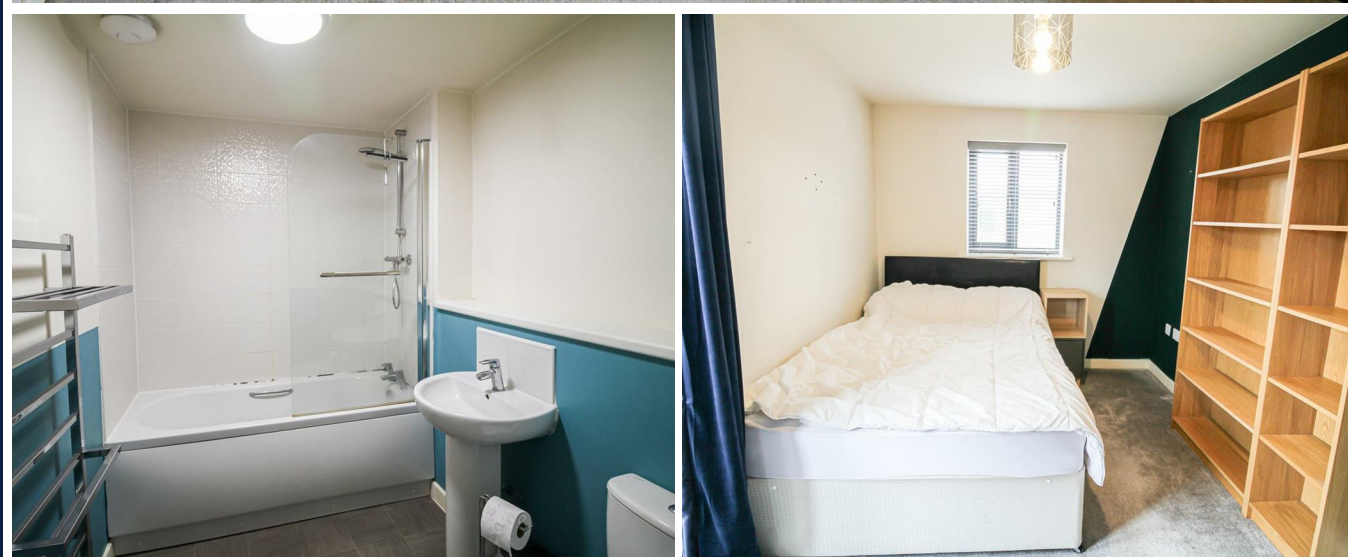
BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

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.

NOTE - There are some item of furniture that can be

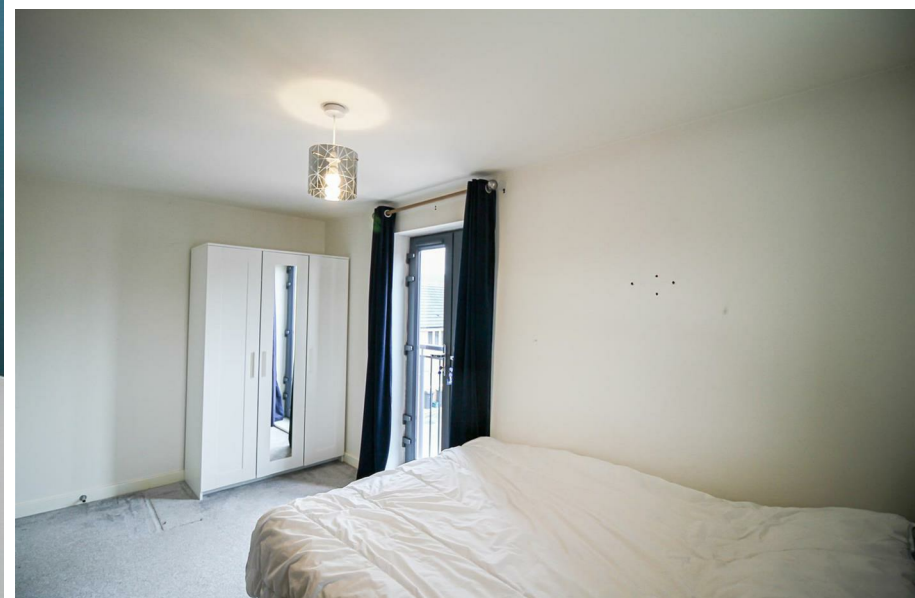




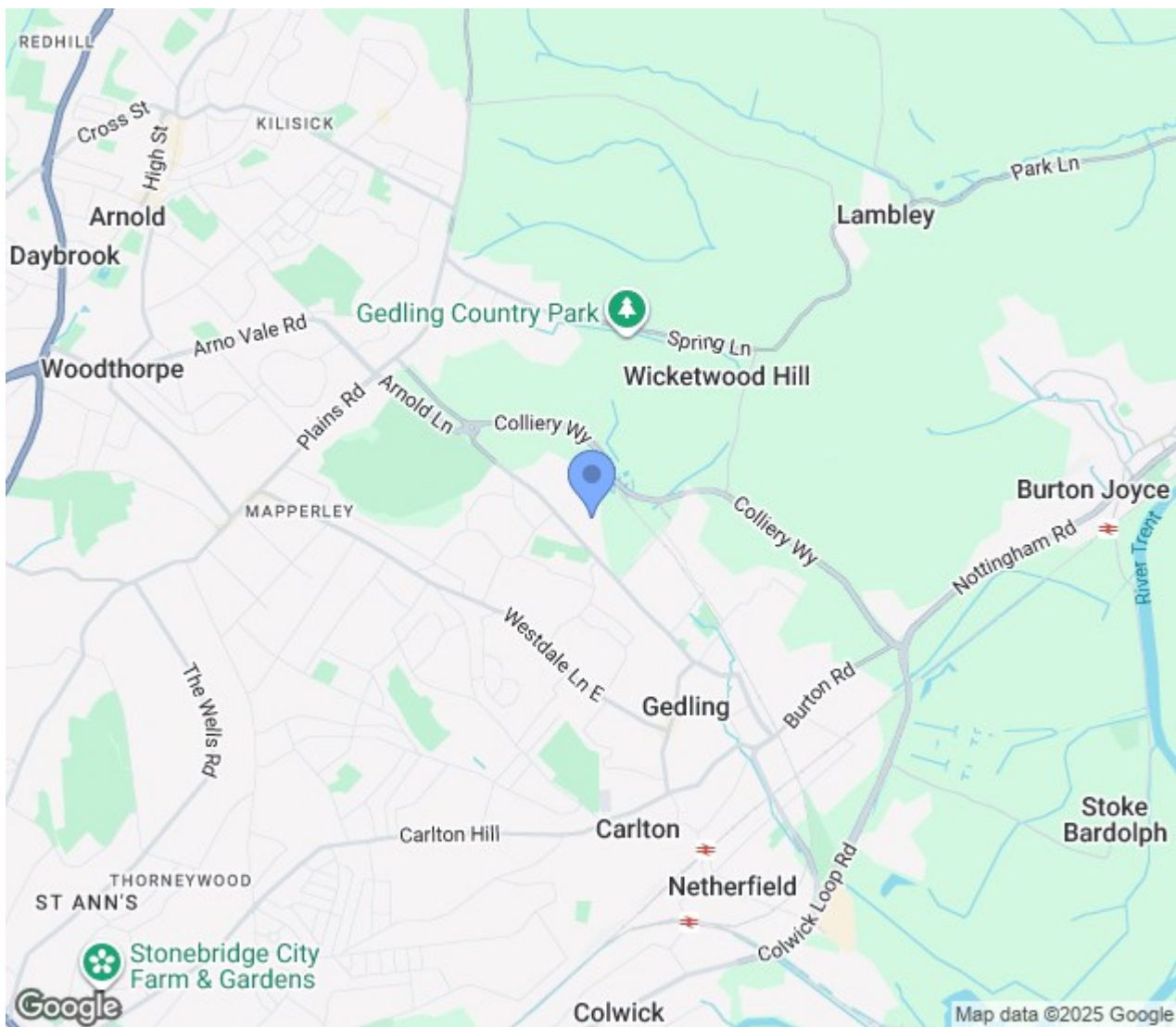


removed if not required. The landlord is also doing some redecoration.

References and credit checks will be required.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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.

41 Plains Road, Mapperley, Nottingham NG3 5JU
 0115 953 6644
 lettings@marriotts.net

www.*Marriotts*.net

