



10 Lowater Place, Carlton, NG4 1JF
£895 Per Calendar Month



Marriotts



10 Lowater Place, Carlton, Nottingham, NG4 1JF

- Superbly presented penthouse
- Allocated parking
- Double glazing
- Great location
- Gas central heating
- One bedroom

Available mid November! Spacious top floor apartment, finished to an exceptionally high standard rarely seen in rental properties!

£895 Per Calendar Month



Overview

Ideal for a single professional or a couple this apartment offers a modern kitchen with appliances, modern bathroom with dual-head rainfall shower over the bath, neutral coloured carpets. It is finished to an exceptional standard with some striking feature walls including a gold leaf feature in the main hallway, panelling and 3D rusty effect in the initial entrance area. Benefitting from double glazing and gas central heating.

The apartment is conveniently situated just off Carlton Hill which offers a good range of local shops and amenities.

Entrance Hallway

With paneling to the lower wall area and feature 3D rusty paint effect above. Two skylights and grey carpet.



Inner Hallway

Having skylight, radiator, grey carpet and feature gold leaf effect wall in the passage area leading to the bathroom and bedroom.

Open Plan Lounge Area

With grey carpet, two radiators and UPVC double glazed doors and windows at the Juliet balcony.

Kitchen Area

Having a range of grey wall and base units including an electric oven, gas hob, extractor hood and integrated fridge with ice box. Also having a washing machine, skylight and tiled flooring.

Bedroom

The large bedroom has a fitted wardrobe, radiator, UPVC double glazed window and grey carpet.

Bathroom

Fitted with a modern white suite incorporating a dual-headed rainfall shower over the bath, mirrored light fitting, radiator and glass shower screen.

Outside

Gated allocated parking.

Material Information

RESTRICTIONS - As there is no outside space pets are not allowed.

DEPOSIT - £1030

AVAILABLE - Now

MINIMUM TENANCY TERM - 12 months.

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

UTILITIES - Mains electric, water and sewerage.

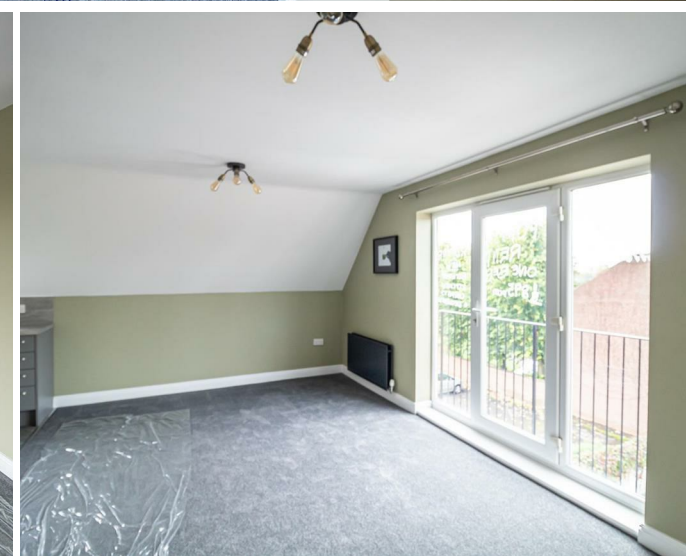
ENERGY SUPPLIER - Eon

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - 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.

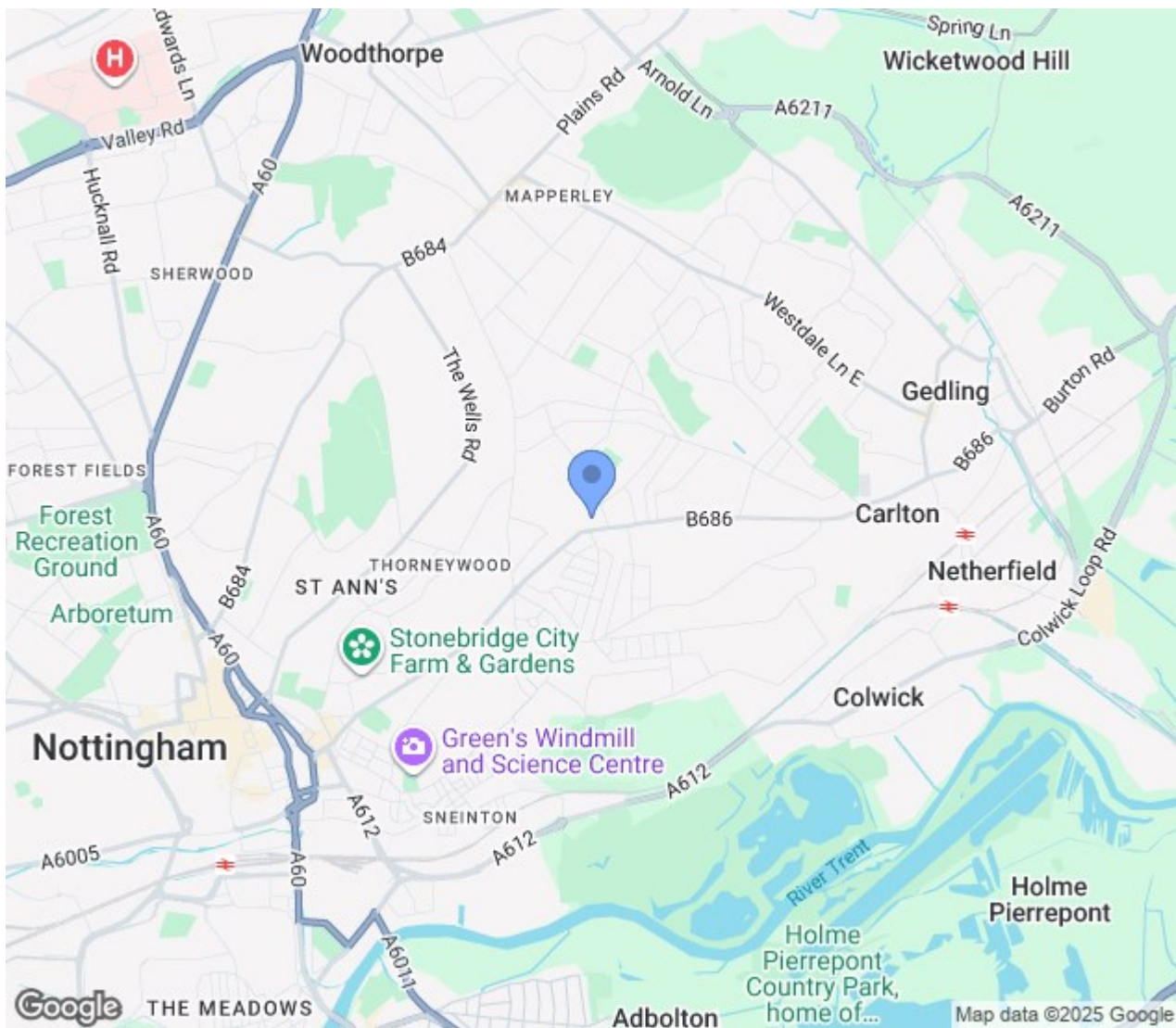
ELECTRIC CAR CHARGER POINT - Not available.

ACCESS AND SAFETY INFORMATION - First floor flat with stairs and no lift.

References and credit checks are mandatory.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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.
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