



52 Sheridan Way, Sherwood, NG5 1QJ  
£900 PCM



Marriotts





# 52 Sheridan Way, Sherwood, Nottingham, NG5 1QJ

- Modern first-floor apartment
- Kitchen with new integrated oven & hob
- Good-sized lounge diner
- Two bedrooms
- Bathroom with shower
- Redecorated throughout

This two bedroom first floor apartment has been redecorated throughout. Benefitting from gas central heating, double glazing and allocated parking, viewing is a must!

£900 PCM



## Lobby

With entrance door from the communal landing and secondary door to the hallway.

## Hallway

With radiator, cloak cupboard and separate store cupboard.

## Lounge Diner

With two UPVC double-glazed front windows, two radiators and media plate.

## Kitchen

A range of wall and base units with granite-effect worktops, inset stainless steel sink unit and drainer and tiled splashbacks. Built-in brushed steel electric oven and four-ring gas hob with extractor hood, plumbing for washing machine and cupboard housing the Ideal Logic combination gas boiler. Tiled floor and UPVC double-glazed front window.





### Bedroom 1

UPVC double-glazed rear window, radiator and TV aerial point.

### Bedroom 2

UPVC double-glazed rear window and radiator.

### Bathroom

A white suite with wood-effect floor covering, consisting of a shaped bath with tiled surround and chrome mains shower, dual-flush toilet and pedestal wash basin. Radiator, extractor fan and UPVC double-glazed rear window.

### Outside

The building stands within communal and maintained grounds, with residents and visitors parking. The property has a single allocated parking space to the rear of the main building.

### Material Information

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.

RESTRICTIONS : Due to the head lease no pets are allowed.

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: cavity brick

FLOOD RISK: None

UTILITIES: Mains gas, electric, water and sewerage.

ENERGY PROVIDER: Octopus Energy

WATER PROVIDER: Severn Trent

WATER METER:

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: Not available.

ACCESS INFORMATION: First floor apartment with no lift in the building.

References and credit checks will be required.



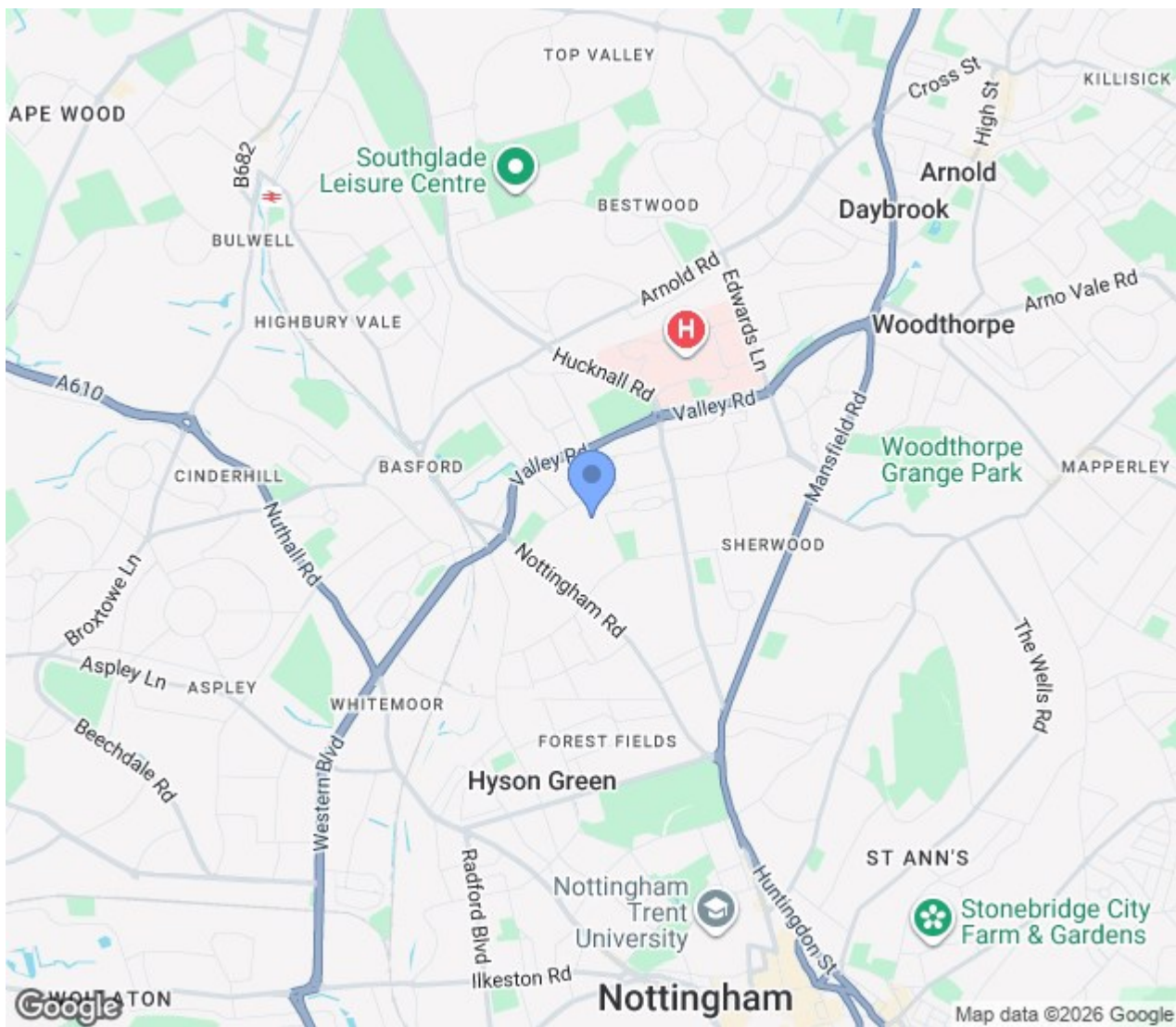












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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 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.