



170 Vernon Road, NG6 0AD  
£875 Per Calendar Month



Marriotts







# 170 Vernon Road, Nottingham, NG6 0AD

- Refurbished including new kitchen & bathroom
- Gas central heating
- New carpets
- Two bedrooms
- Double glazing
- Great location

This well presented two bedroom property has recently been refurbished and is conveniently situated close to a tram stop. Viewing is a must.



**£875 Per Calendar Month**



## Overview

This recently refurbished property comprises -

## Lounge/diner

With laminate flooring, decorative fireplace, radiator, understair storage cupboard, UPVC front door and two UPVC double glazed windows.

## Kitchen

Having a range of gloss wall and base units including a stainless steel sink and drainer, electric oven, gas hob and stainless steel extractor hood. Plank effect vinyl flooring, UPVC double glazed window and door to the rear courtyard.

## Stairs and landing

Having grey carpet.

## Bedroom 1

To the front of the property with radiator, UPVC double glazed window and grey carpet.

## Bedroom 2

To the rear, with radiator, two UPVC double glazed windows and grey carpet.

## Bathroom

Having a modern white suite incorporating a shower over the bath and glass screen. UPVC double glazed window, radiator, extractor fan and new plank effect vinyl flooring.

## Outside

To the rear is a courtyard with a brick built storage room.

## Material Information

DEPOSIT - £1000. 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 - long term

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

FLOOD RISK: No

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Scottish Power

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Nottingham City Council Band A.

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 - Level access.

References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references.







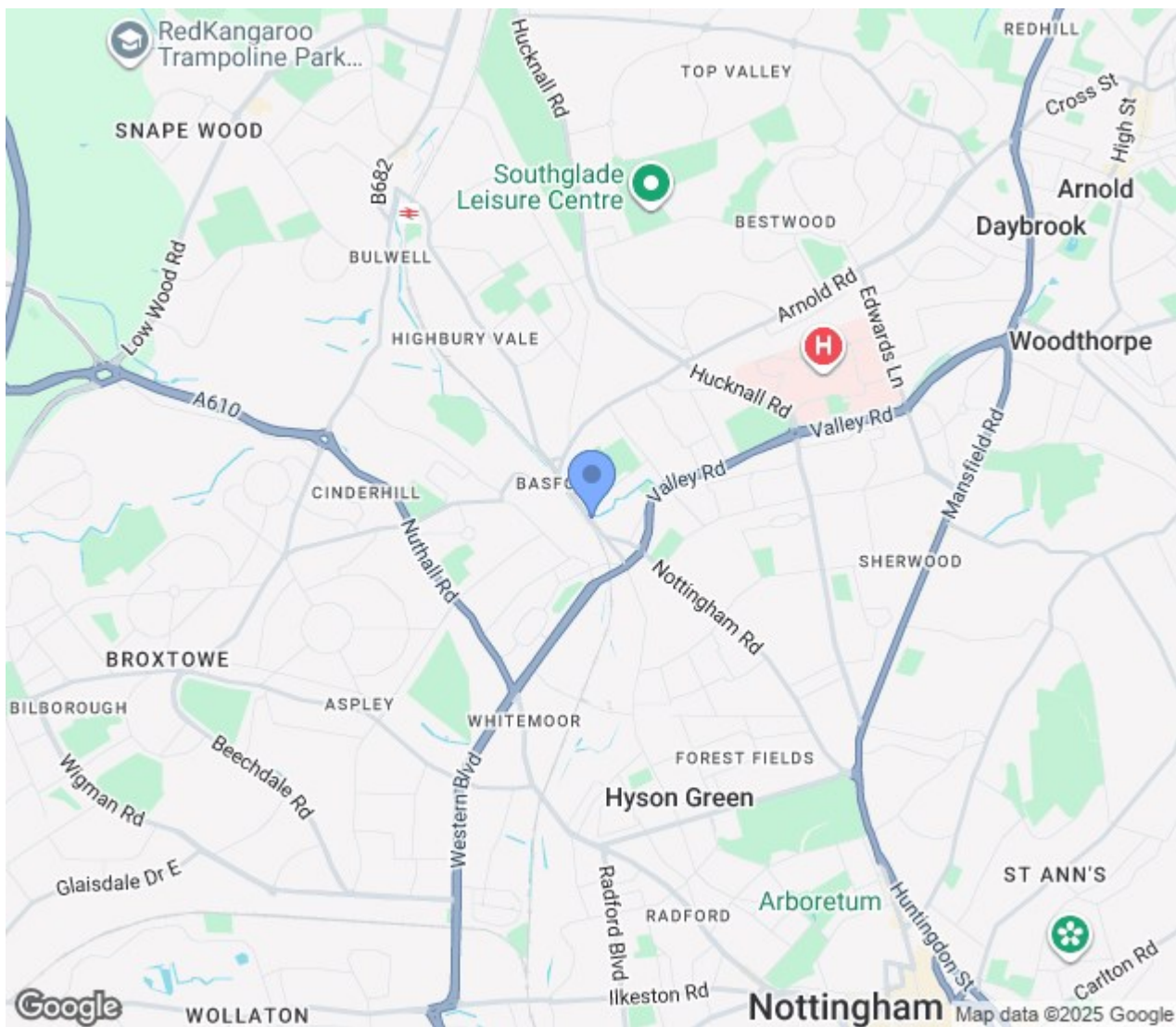












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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.