



22 Edison Way, Arnold, NG5 7NJ
£895 Per Calendar Month





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- Two bedrooms
- Extremely well presented
- Double glazing
- Allocated parking
- Electric heating
- Ground floor

This two bedroom ground floor apartment is extremely well presented throughout having just been redecorated throughout with white goods included. Located on a popular modern development it is available long term, immediately!

£895 Per Calendar Month



Overview

The apartment offers easy access to local bus services to Arnold and Nottingham city centre. Benefitting from electric heating, double glazing and allocated parking. Viewing is essential!

Entrance Hallway

With modern grey laminate flooring, electric wall heater and storage cupboard.

Lounge Area

With modern grey laminate flooring, two modern electric wall heaters and UPVC window.

Kitchen Area

Having a range of light wood effect wall and base units including an electric oven, hob and extractor, fridge freezer and washing machine.

Bedroom 1

With modern grey laminate flooring, electric wall heater, UPVC window and built in wardrobes.



Bedroom 2

With modern grey laminate flooring, electric wall heater and UPVC window.

Bathroom

Having a modern white suite incorporating an electric shower over the bath, tiled floor and towel radiator.

Outside

The apartment has an allocated parking space.

Material Information

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

DEPOSIT - £1030. 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.

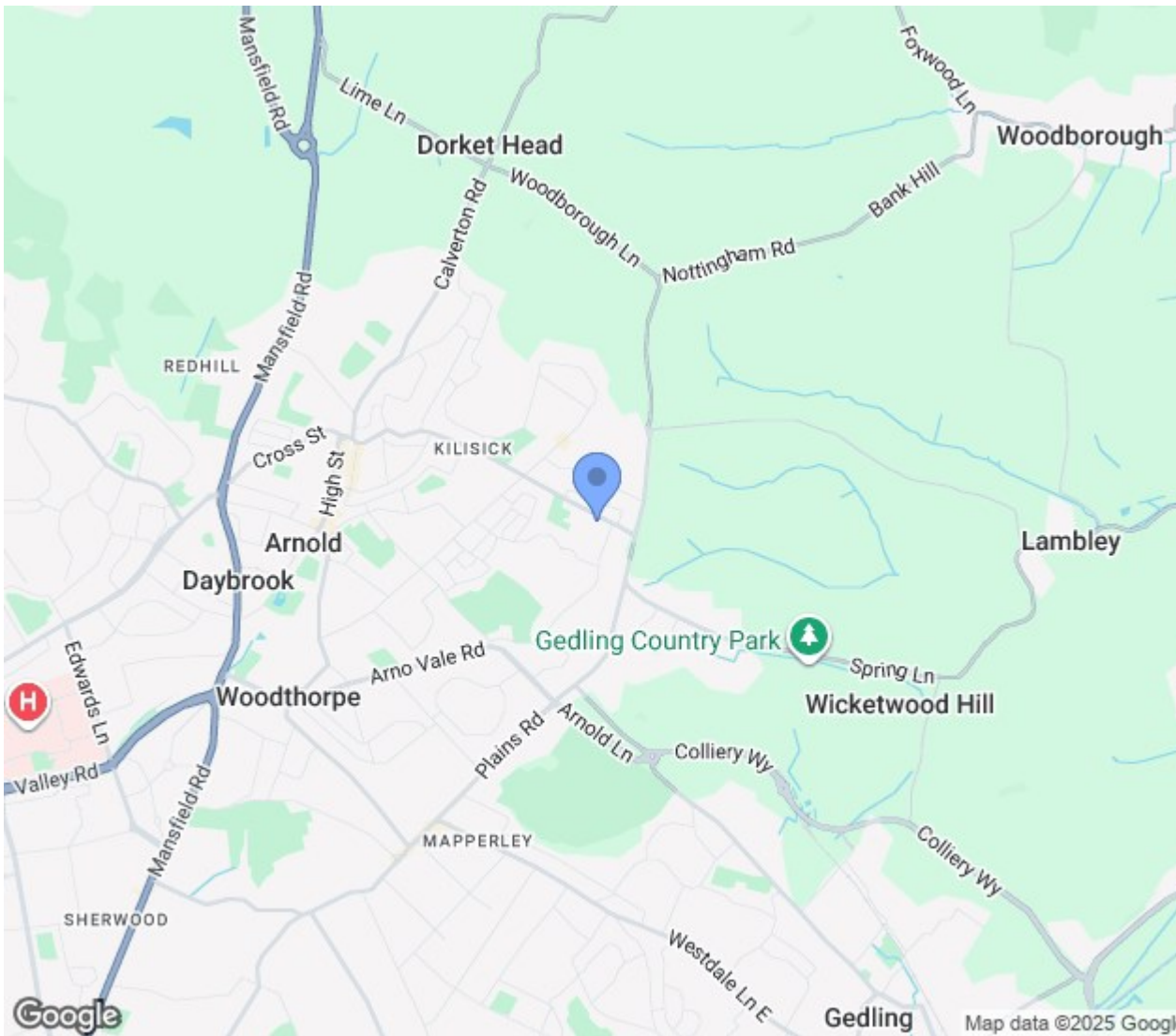
ELECTRIC CAR CHARGER POINT - Not available.

ACCESS AND SAFETY INFORMATION - Ground floor with level access.

References and credit checks will be required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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.

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