



50 Lenton Manor, Lenton, NG7 2FW
£950 Per Calendar Month



Marriotts



50 Lenton Manor, Lenton, Nottingham, NG7 2FW

- Second floor maisonette
- Lounge with walk-out balcony
- Modern shower room
- Two bedrooms
- Modern kitchen with oven & hob
- Driveway & garage

A well-presented second-floor two-bedroomed maisonette in a great location within walking distance of QMC and Nottingham University, with driveway, garage and lounge with walk-out balcony.



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Overview

This well presented maisonette is located in the sought-after area of Lenton, Nottingham. The property offers a comfortable and inviting living space, consisting of a spacious lounge diner with a walk-out balcony, two bedrooms, and well-maintained bathroom and kitchen is gloss white with integrated oven & hob.

One of the standout features of this property is the ample parking available, with space for two vehicles plus an integral garage. This is a rare find in the area and provides great convenience for tenants with multiple vehicles or guests.

Situated within walking distance to the Queen's Medical Centre, this maisonette is ideal for healthcare professionals or anyone looking for easy access to medical facilities.

Overall, this maisonette in Lenton Manor offers a perfect blend of comfort and convenience. Don't miss out on the chance to live in this desirable location!

Entrance Hall

With UPVC double-glazed side entrance door from the communal landing and stairs leading to the main landing/hall.

Landing

Loft access and laminate flooring.

Lounge

Radiator and UPVC double-glazed double doors leading out to the enclosed balcony.

Kitchen

A range of units with gloss white doors and granite effect worktops with inset one-and-a-half bowl stainless steel sink unit and drainer. Integrated electric oven, four ring brushed steel hob and splashback with plumbing for washing machine, cupboard housing the Baxi combination gas boiler, grey wood style laminate flooring and UPVC double glazed rear window.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed front window and radiator.

Shower Room

A modern shower room consists of a fully tiled walk-in cubicle with chrome mains shower, washbasin and concealed cistern dual flush toilet with vanity surround and cupboard. Tile effect laminate flooring, radiator and UPVC double-glazed side window.

Outside

To the front, there is a driveway providing off-street parking for two cars with access to the single integral garage. There is no other outdoor space belonging to the property.

Material Information

RESTRICTIONS:

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.

LOCATION OF BOILER: Kitchen cupboard

UTILITIES - Mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus Energy

MAINS ELECTRICITY PROVIDER: Octopus Energy

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: TBC

FLOOD RISK: None

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 AND SAFETY INFORMATION: Steps to first floor communal landing.

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	76	76
(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.

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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

