



11 Dunlin Wharf, Castle Marina, NG7 1TJ
£750 Per Calendar Month



Marriotts



11 Dunlin Wharf, Castle Marina, Nottingham, NG7 1TJ

- ****AVAILABLE FOR FOUR MONTHS ONLY****
- Fitted kitchen
- Double glazing
- Furnished one bedroom duplex
- Communal gardens
- Residents parking

****AVAILABLE FOR FOUR MONTHS ONLY****

£750 Per Calendar Month



****AVAILABLE FOR FOUR MONTHS ONLY**** Situated in an excellent location with Nottingham City centre being easily accessible and just a short walk of a large retail park, supermarket and restaurants.

The accommodation comprises:-

This well presented one double bedroom duplex apartment is situated in the popular Castle Marina area offering easy access to Nottingham City Centre with the recently completed cycle highway and transport links close by, and within walking distance of QMC Hospital. Close to shopping amenities and restaurants, ****AVAILABLE NOW, FOR FOUR MONTHS ONLY****

Communal entrance

Giving access to all floors.

Apartment hallway

With apartment door, consumer unit, stairs to first floor with grey carpeting.



Living room/kitchen

Being open plan:-

Kitchen area - with a range of fitted base and wall units, electric oven, ceramic hob, extractor over, washer/dryer, under counter fridge, stainless steel sink unit with mixer tap, laminate worksurfaces, tiled flooring, large walk in under stair storage cupboard.

Living area - with grey carpeting, UPVC double glazed window, electric heater, sofa, table and chair.

First floor landing

With built in storage cupboard.

Double bedroom

With part sloping ceilings, two Velux windows, grey carpeting, electric heater, cupboard housing hot water tank, double bed, chest of drawers, occasional chair.

Dressing room

With built in double wardrobes, chest of drawers, grey carpeting.

Bathroom

With a three piece suite comprising bath with shower over, wc and basin, heated towel rail, UPVC double glazed window, vinyl flooring.

Outside

Is a residents car park, enclosed residents bin store area and well maintained communal grounds.

Material information

RESTRICTIONS - Due to the head lease we cannot accept pets for this property.

DEPOSIT - £865 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 **AVAILABLE FOR FOUR MONTHS ONLY**.

MANAGEMENT OF TENANCY - Marriotts will be





DUNLIN
WHARF
7-15



managing the property.

UTILITIES - Mains electric, water and sewerage.

ELECTRICITY SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Nottingham City 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.

FLOOD RISK: Low.

ACCESS AND SAFETY INFORMATION - Top floor flat with no lift in the building.

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	73	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.

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.

41 Plains Road, Mapperley, Nottingham NG3 5JU
 0115 953 6644
 lettings@marriotts.net

www.marriotts.net

