



Flat 41B Plains Road, NG3 5JU  
£850 Per Calendar Month



Marriotts







# Flat 41B Plains Road, Nottingham, NG3 5JU

- Refurbished
- Gas central heating
- Great location
- Two bedrooms
- Double glazing
- Available now

This fully refurbished spacious two bedroom two storey maisonette is conveniently situated in the heart of Mapperley Top. Viewing is a must.

**£850 Per Calendar Month**



## Overview

This fully refurbished maisonette comprises -

## Entrance Hallway

An entrance lobby with matting leads to a spacious hallway with large built in storage cupboards.

## Lounge

To the front with large UPVC double glazed window, radiator and new carpet.

## Dining kitchen

To the rear with a range of gloss wall and base units, electric oven, hob and extractor hood, vinyl flooring, space for appliances, radiator and UPVC double glazed window with roller blind.

## Bedroom 2

Good sized bedroom with radiator, UPVC double glazed window and new carpet.



### Shower Room

Having a modern white shower suite, chrome towel radiator, vinyl flooring and UPVC double glazed window with roller blind.

### Stairs

To the other bedroom.

### Bedroom 1

Good sized room with radiator, UPVC double glazed window and new carpet.

### Outside

To the rear is a low maintenance shared yard area.

### Material Information

**RESTRICTIONS** - With regret we cannot accept pets for this property due to shared access. Please note that the maisonette is above a commercial property.

**DEPOSIT** - £980 - 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.

**INITIAL TENANCY TERM** - 12 months.

**MANAGEMENT OF TENANCY** - The landlord will be managing the property.

**UTILITIES** - Mains gas, electric, water and sewerage.

**ELECTRICITY & GAS SUPPLIER** - Utility Warehouse.

**WATER SUPPLIER** - Severn Trent Water.

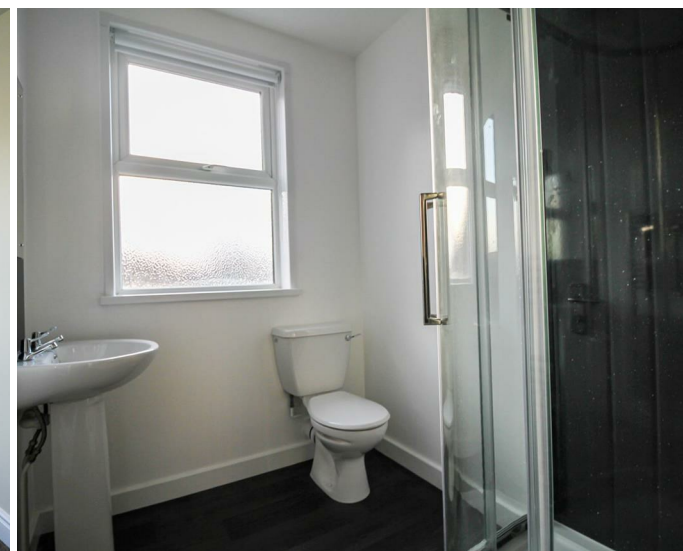
**COUNCIL TAX** - Band A - Gedling Borough Council

**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.

**FLOOD RISK:** Very low.









ACCESS AND SAFETY INFORMATION - External stairs leading to the entrance.

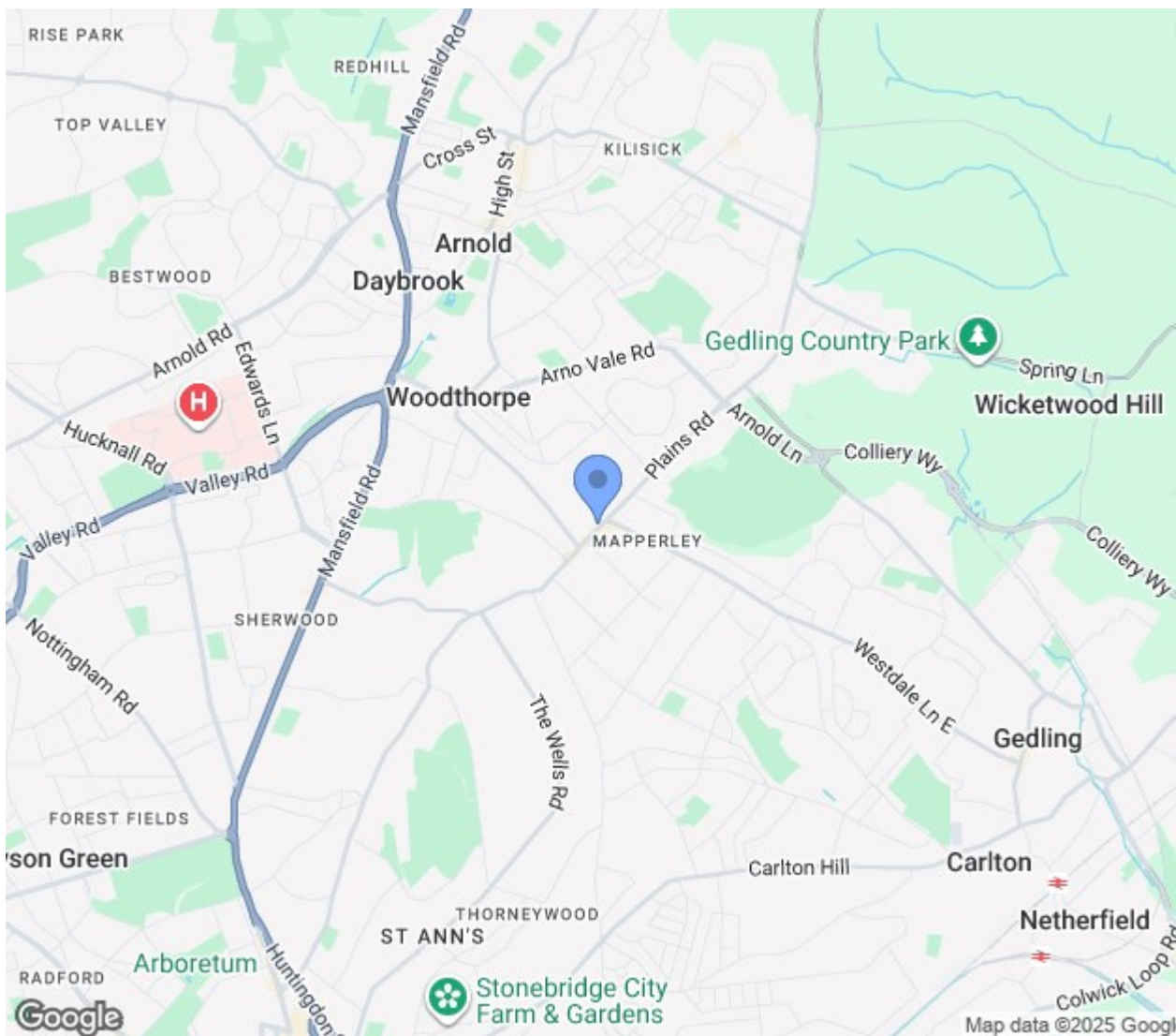
References and credit checks will be required.











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>	<b>76</b>	<b>76</b>
(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.

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