



9 Cowdrey Gardens, Arnold, NG5 6QS

£1,100 Per Calendar Month





COWDREY GARDENS

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# 9 Cowdrey Gardens Arnold, NG5 6QS

- Three bedrooms
- Double glazing
- Well presented
- Gas central heating
- Parking
- Great location

This well presented three bedroom property is conveniently situated giving easy access to Arnold, local schools and amenities.

£1,100 Per Calendar Month



## Overview

### Entrance Hallway

Having UPVC double glazed front door, radiator, laminate flooring and stairs to the first floor.

### Lounge Area

With laminate flooring, radiator, under stair storage cupboard and UPVC double glazed window to the front.

### Dining Area

Also having laminate flooring, radiator and UPVC double glazed window to the rear.

### Kitchen

With a range of wall and base units including electric oven and hob, microwave, tiled flooring, combi boiler, UPVC double glazed window and door leading to the rear garden.

\*Please note that the fridge freezer and washing machine in the photographs belong to the current tenants and are not included.

### Bedroom 1

To the front of the house with radiator, carpet UPVC double glazed window and built in triple wardrobe.



### Bedroom 2

To the rear with radiator, carpet, built in storage and UPVC double glazed window.

### Bedroom 3

Having radiator, carpet, built in storage cupboard and UPVC double glazed window.

### Bathroom

With a white suite including an electric shower over the bath, towel radiator and UPVC double glazed window.

### Outside

To the front is a lawned area. To the rear is a paved garden, shed and parking space.

### Material Information

\*Please note that the fridge freezer and washing machine in the photographs belong to the current tenants and are not included.  
DEPOSIT - £1269.00. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited against the security deposit when acceptable references are completed.

AVAILABLE - Long term.

MINIMUM TENANCY TERM - 12 months.

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

UTILITIES - Mains electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Gedling Borough Council.

BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/engb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

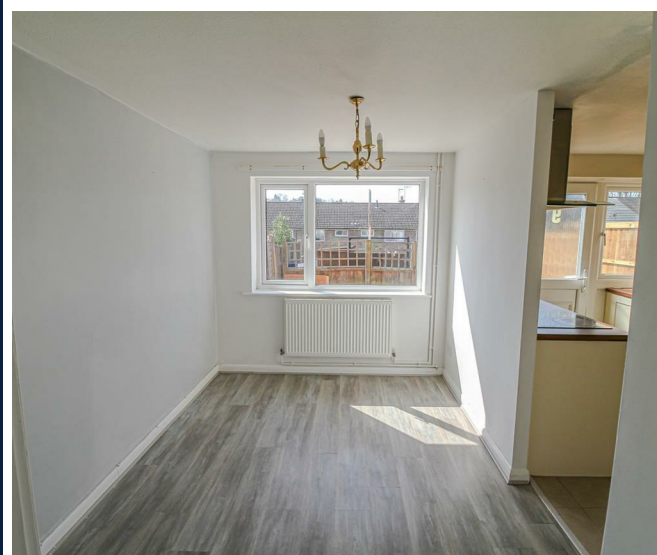
MOBILE SIGNAL/COVERAGE - <https://checker.ofcom.org.uk/engb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGER POINT - Not available.

FLOOD RISK: Very low.

ACCESS AND SAFETY INFORMATION -


References and credit checks are required.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** 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 an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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