



14 Syderstone Walk, Arnold, NG5 6SJ
£825 Per Calendar Month



Marriotts



14 Syderstone Walk, Arnold, Nottingham, NG5 6SJ

- Two bedrooms
- Modern kitchen
- UPVC double glazing
- Well presented
- Modern Bathroom
- Gas central heating

Being redecorated throughout this two bedroom townhouse is extremely well presented. Having a modern white gloss fitted kitchen and good sized lounge with French doors to the garden. modern bathroom, UPVC double glazing and gas central heating. VIEWING A MUST!!



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Overview

The property comprises -

Kitchen

To the front of the property and having a range of white gloss wall and base units* incorporating an electric oven, gas hob, washing machine** and fridge** with small freezer compartment. Also having a built in storage cupboard housing the combi boiler. Chrome radiator and UPVC double glazed window and door.

* Please note that the kitchen cupboards will be replaced "like for like" prior to the start of the tenancy.

**The property includes a fridge and washing machine on a good will basis, these items will not be repaired or replaced by the landlord.

Lounge

With laminate flooring, feature electric fireplace, under stairs storage cupboard, radiator and UPVC french doors leading to a low maintenance rear garden.

First floor landing

Bedroom 1

Having radiator, built in storage with hanging rail and UPVC double glazed window to the rear elevation.

Bedroom 2

With tall built in storage, overhead storage, radiator and UPVC double glazed window.

Bathroom

Having a modern white suite including a shower over the bath, glass screen, chrome towel radiator, fully tiled walls and floor.

Outside

To the front is a small lawned area, to the rear is patio, lawn and brick built store.

Material Information

DEPOSIT - £950. 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 - Early September, long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

FLOOD RISK: None.

UTILITIES - Mains electric, water and sewerage.

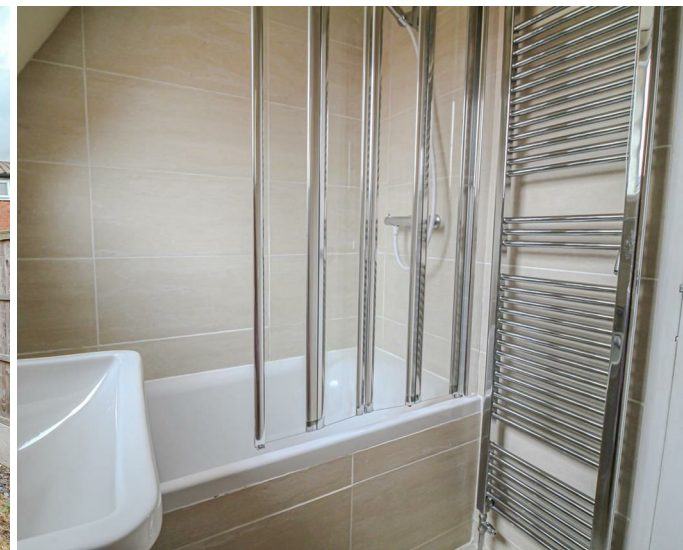
ELECTRIC SUPPLIER - EDF.

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.





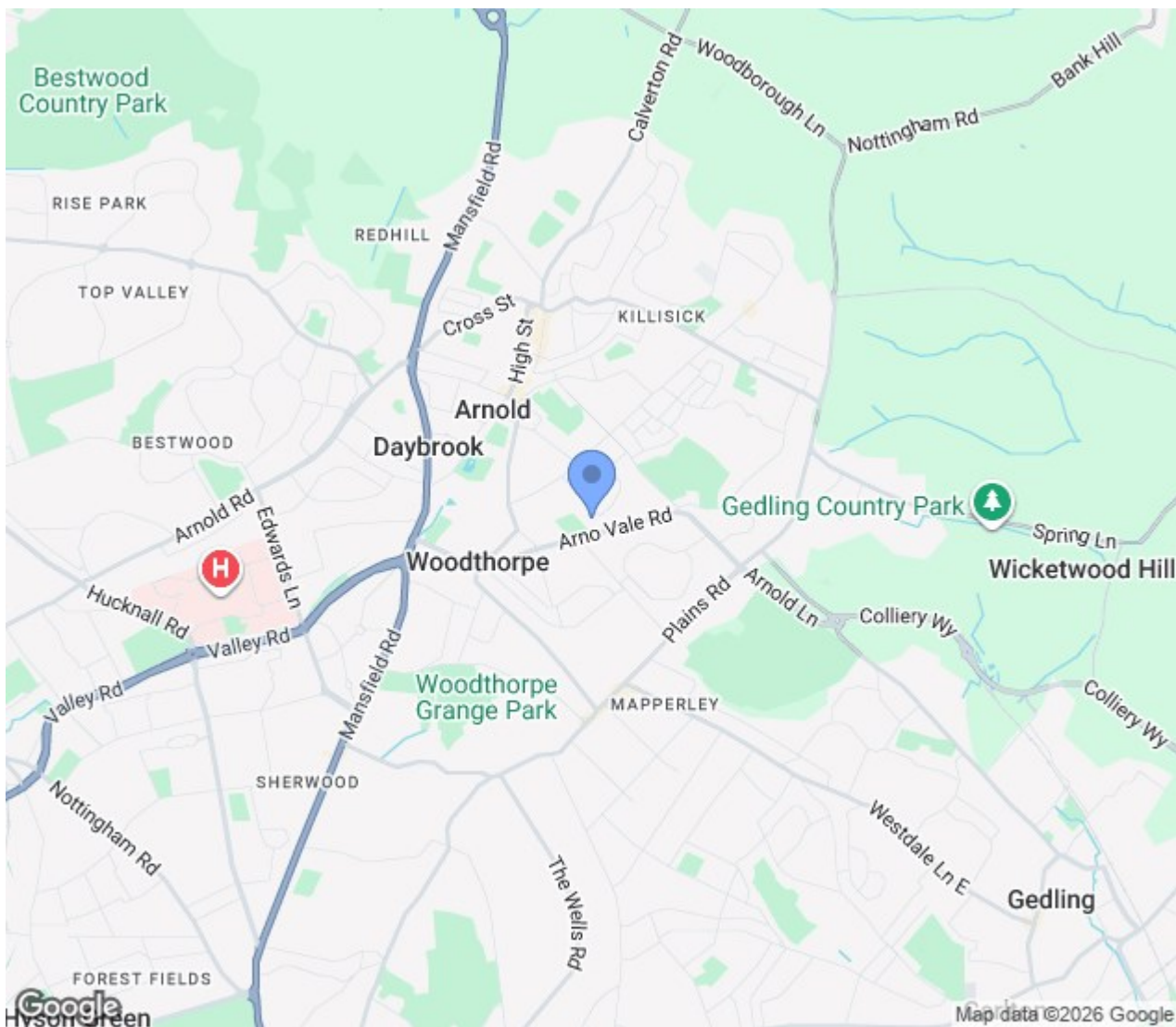


ELECTRIC CAR CHARGER POINT - Not available.
ACCESS AND SAFETY INFORMATION - Level access to
the front and rear

References and credit checks will be required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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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