

Marriotts



£925 Per Calendar Month

132 Edison Way, Arnold, Nottingham, NG5 7NJ

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Don't miss the opportunity to make this apartment your new home sweet home in Nottingham. Book a viewing today and envision the possibilities that this property holds for you!

Overview

The well presented apartment comprises -

Entrance Hallway

With wood effect flooring, electric heater, entry telephone system and cupboard housing the water tank.

Open Plan Living Area

15'10" x 11'10" (4.83 x 3.62)
Also having wood effect flooring, double glazed window, electric heater and leading to the open plan kitchen area.

Open Plan Kitchen Area

7'10" x 6'2" (2.39 x 1.89)
With a range of wall and base units including an electric oven, ceramic hob, fridge freezer and washer dryer.

Bedroom 1

11'10" x 10'8" (3.63 x 3.27)
With built in wardrobe, double glazed window, electric heater and grey carpet.

Bedroom 2

10'1" x 7'11" (3.09 x 2.42)
With double glazed window, electric heater and grey carpet.

Bathroom

6'6" x 6'3" (1.99 x 1.92)
Having a modern white suite incorporating a shower over the bath, chrome towel radiator and tiled floor.

Outside

Allocated parking to the rear of the building.

Material Information

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

DEPOSIT - £1065.00 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 - Late November, long term.
MANAGEMENT OF TENANCY - The landlord will be managing the property.
UTILITIES - Mains electric, water and sewerage.
ELECTRICITY SUPPLIER - Octopus Energy.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band B - Gedling Borough Council
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M O B I L E S I G N A L / C O V E R A G E - <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 - Top floor flat with no lift in the building.

References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references. Should you view a property while it is still occupied by the previous tenant during their final month, please be aware that a new tenancy can only begin once the property is vacant and the Tenancy Agreement has been signed by both you and the Landlord.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

