



15 Mapperley Heights Plains Road, NG3 5GR

£775 Per Month





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- First floor
- Electric heating
- One bedroom
- Allocated parking
- Well presented
- Double glazing
- Great location
- Gated development

A well presented one bedroom first floor flat with electric heating, double glazing and allocated parking. Viewing essential.

£775 Per Month



Overview

The property comprises -

Entrance Hallway

Having laminate flooring, wall mounted electric heater and storage/utility cupboard housing the water tank, washing machine* and tumble dryer*. * Please note these items are goodwill only and won't be repaired or replaced by the landlord.

Open Plan Living Kitchen

Also having laminate flooring, electric wall heater and UPVC doors to the Juliet balcony. The kitchen area has a range of white wall and base units including and integrated fridge and freezer, integrated dishwasher, electric oven, ceramic hob, extractor hood and dark granite effect worktop with inset sink. There is also a separate breakfast bar/storage area.



Bedroom

With carpet*, electric wall heater, UPVC double glazed window, good sized built in wardrobe/storage with sliding doors. *The carpet shown in the photos is being replaced.

Bathroom

Having a modern white suite incorporating a shower over the bath, glass screen, chrome towel radiator, tiled floor and large mirror.

Outside

Allocated parking and communal gardens.

Material Information

RESTRICTIONS - Unfortunately, due to the head lease no pets can be accepted.

COUNCIL TAX - Band B - Gedling Borough Council.

DEPOSIT - £894.00

AVAILABLE - Long term

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - Octopus Energy

WATER SUPPLIER - Severn Trent Water. The property has a water meter.

COUNCIL TAX - Band B - 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 - None.

ACCESS AND SAFETY INFORMATION - First floor flat. Several steps up to the rear communal door, there is a lift in the building.

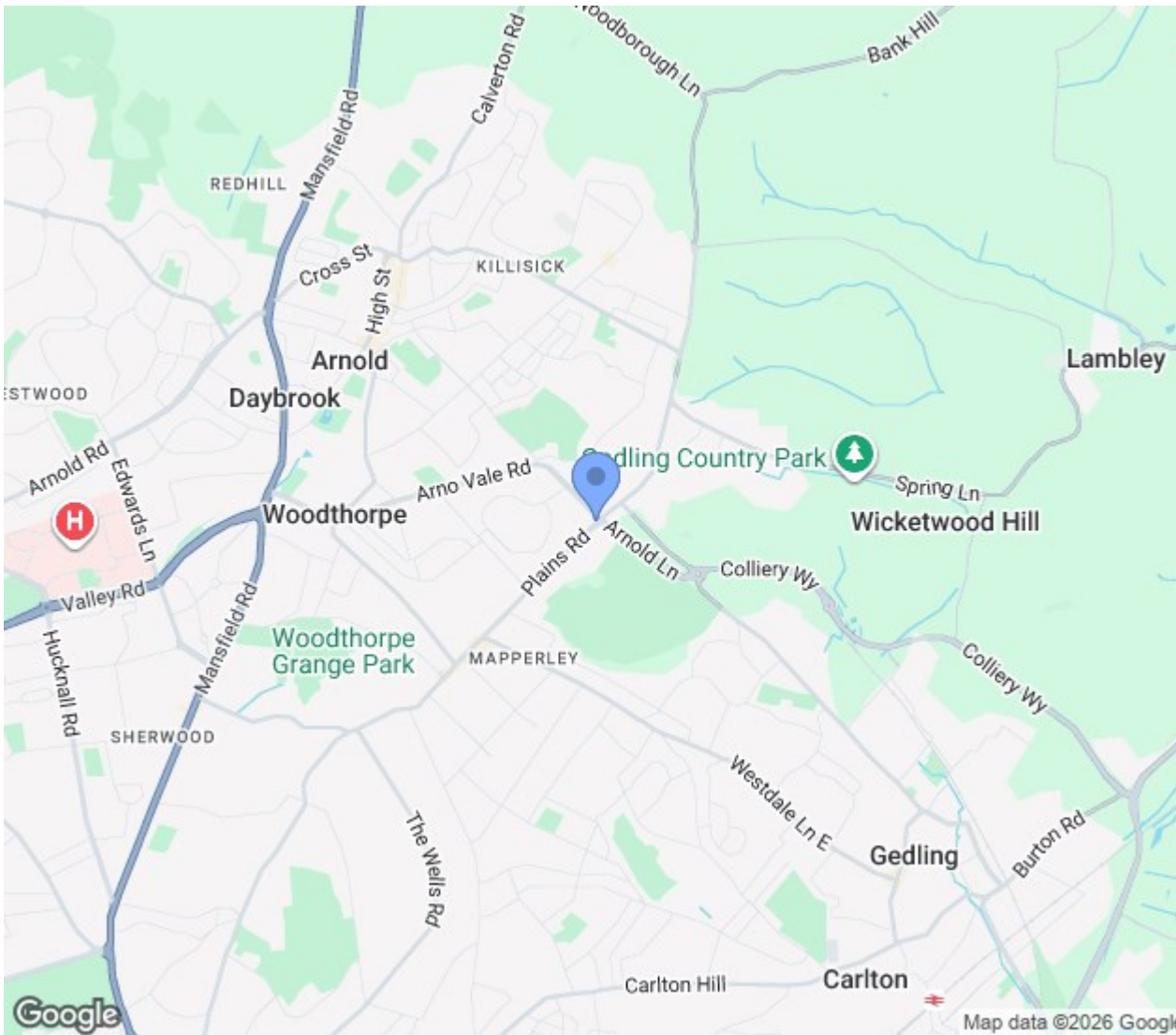
References and credit checks are mandatory.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	79	
(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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