



47 City View, NG3 6DE

£1,250 Per Calendar Month

 3  1  1  D





# 47 City View, Nottingham, NG3 6DE

- Well presented
- Great location
- Double glazing
- Two allocated parking spaces
- Three bedrooms
- Gas central heating
- Available long term
- New boiler

A well presented three bedroom property conveniently situated giving easy access to Mapperley and the City Centre.

£1,250 Per Calendar Month



## Overview

The property comprises -

## Entrance Hallway

## Ground Floor Cloakroom

With a modern white suite.

## Kitchen

Having a range of light wood wall and base units, double electric oven, gas hob, extractor hood, UPVC double glazed window and tiled floor.

## Lounge

Having laminate flooring, feature electric fireplace, radiator, UPVC double glazed window and French doors to the rear garden.

## Stairs & Landing



### Bedroom 1

With radiator, built in wardrobe, UPVC double glazed window and door to the ensuite.

### Ensuite

With white shower suite, radiator, tiled floor and UPVC double glazed window.

### Bedroom 2

With radiator and UPVC double glazed window.

### Bedroom 3

With radiator and UPVC double glazed window.

### Bathroom

With white bathroom suite, radiator and tiled floor.

### Outside

Low maintenance front garden. Rear garden with patio, lawn and rear access. Two allocated parking spaces and on street parking.

### Material Information

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.

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

UTILITIES - Mains electric, water and sewerage.

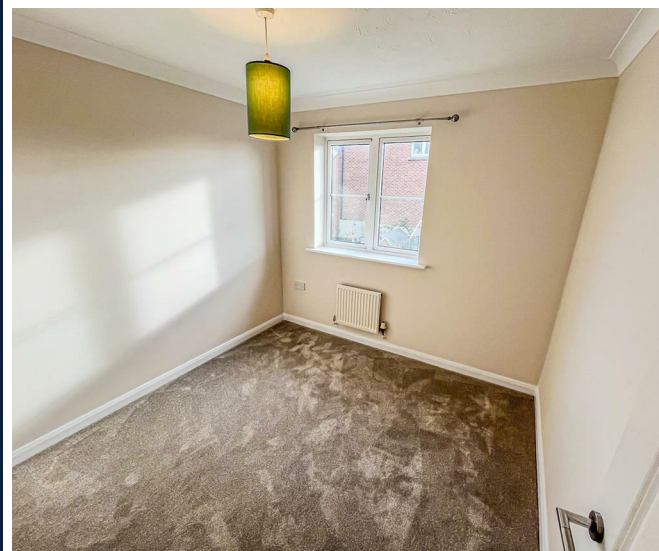
GAS & ELECTRIC SUPPLIER - Ovo Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Nottingham City 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





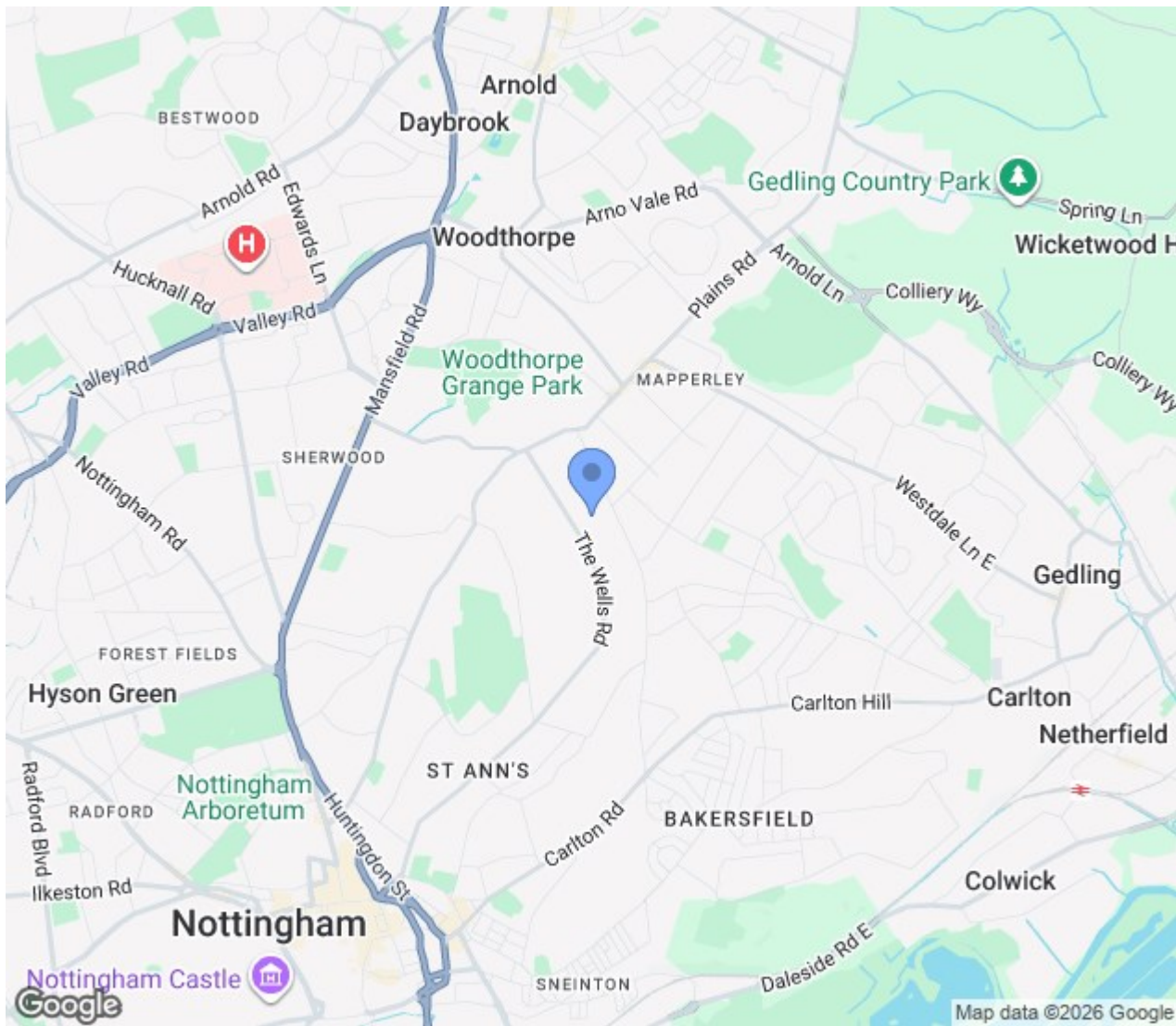


doesn't work please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGER POINT - Not available.  
FLOOD RISK: Very low.

References and credit checks are required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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.