



114 Edison Way, Arnold, NG5 7NJ  
£895 Per Calendar Month

 2  1  1  C





# 114 Edison Way, Arnold, Nottingham, NG5 7NJ

- Ground floor
- Two bedrooms
- Great location
- Well presented
- Allocated parking
- Available mid February

This well presented ground floor apartment benefits from electric heating, an open plan living area and kitchen with appliances. There are two bedrooms and a bathroom with shower over the bath. Outside is an allocated parking space. Viewing is a must.



**£895 Per Calendar Month**



## Overview

The property comprises -

### Entrance Hallway

Having laminate flooring and a storage cupboard housing the water tank.

### Lounge

With laminate flooring, two electric radiators and UPVC double glazed window.

### Kitchen Area

Having a range of wall and base units, electric oven, hob and extractor hood, washing machine and fridge freezer. Tiled floor.

### Bedroom 1

With laminate flooring, UPVC double glazed window, electric radiator and built in wardrobes.

## Bedroom 2

Also having laminate flooring, UPVC double glazed window and new electric radiator.

## Bathroom

With modern white suite incorporating a shower over the bath, chrome towel radiator and tiled floor.

## Outside

Allocated parking space.

## Material Information

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

**DEPOSIT** - £1030 - 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** - End of September, long term.

**MINIMUM TENANCY TERM** - 12 months.

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

**UTILITIES** - Mains electric, water and sewerage.

**ELECTRICITY SUPPLIER** - Eon.

**WATER SUPPLIER** - Severn Trent Water.

**COUNCIL TAX** - Band B - Gedling Borough Council

**FLOOD RISK**: None

**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** - Ground floor flat.

References and credit checks are mandatory. It is important to note that any tenancy application approved



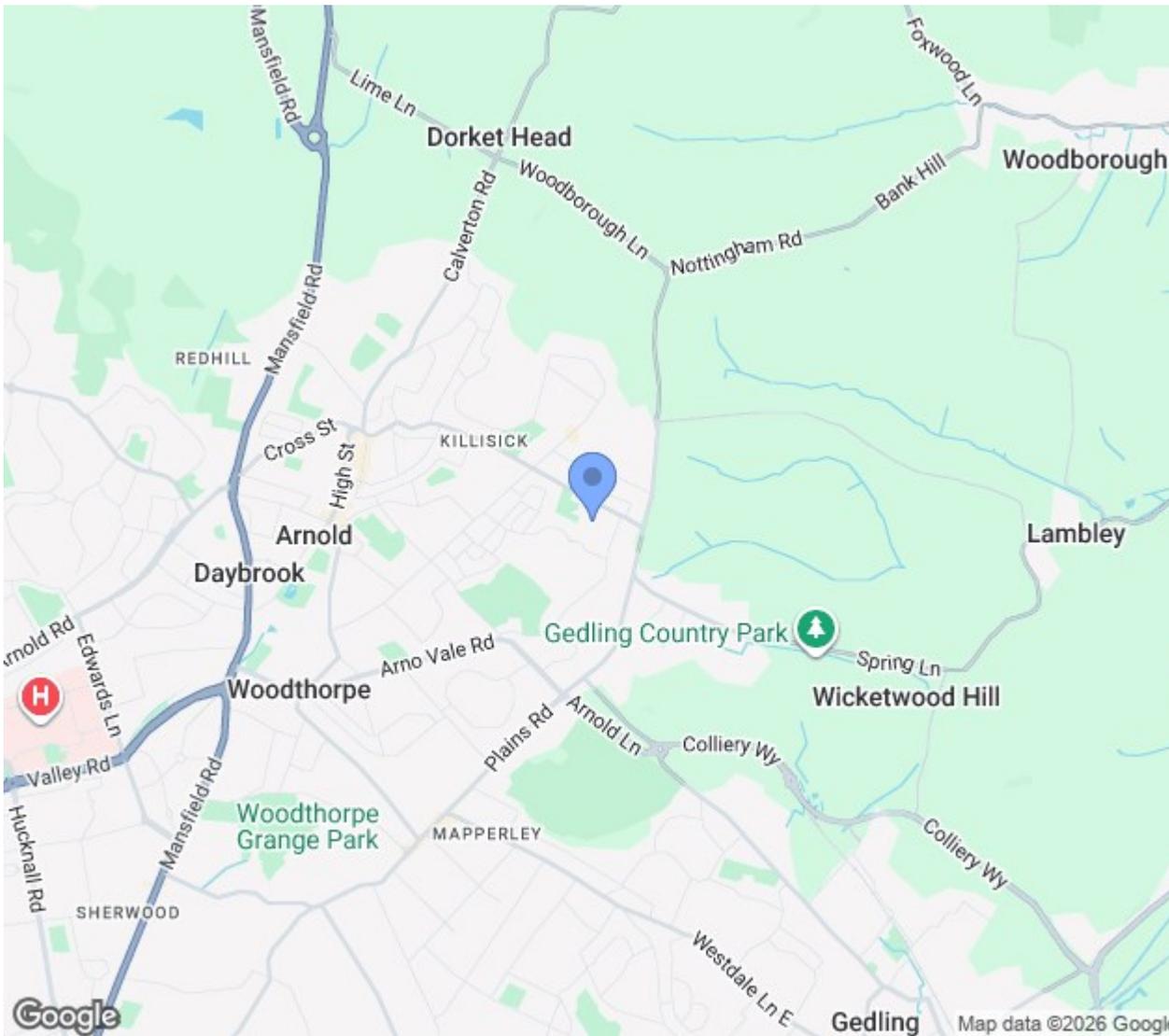




by the Landlord is subject to contract and satisfactory references. Should you view a property while it is still occupied by the previous tenant during their final month, please be aware that a new tenancy can only begin once the property is vacant and the Tenancy Agreement has been signed by both you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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>79</b>
<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.