



11 Rushmere Walk, Arnold, NG5 6SH
£850 Per Month



Marriotts



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- Well presented
- Gas central heating
- Two bedrooms
- Double glazing
- Garage
- Great location

A well presented two bedroom property with double glazing, central heating and a garage. Available early October 2026. Viewing is a must.

£850 Per Month



Overview

The well presented property comprises -

Entrance Lobby & Storage Cupboard

UPVC double glazed front door, radiator, laminate flooring and large storage cupboard housing the combi boiler and meters.

Lounge

Also with laminate flooring, UPVC double glazed French doors to the garage, radiator and stairs to the first floor.

Kitchen

To the front with a range of wall and base units incorporating an electric oven, gas hob and extractor hood. UPVC double glazed window with blind, under counter fridge* and under counter freezer.*

*Please note these items are goodwill only and won't be repaired or replaced by the landlord.



Bedroom 1

To the rear with neutral coloured carpet, radiator, UPVC double glazed window, built in triple wardrobe and further cupboard over the stairs.

Bedroom 2

Having UPVC double glazed window with blind, radiator, neutral coloured carpet and built in wardrobe.

Bathroom

With a white suite including an electric shower over the bath, radiator and UPVC double glazed window with blind.

Outside

Small area to the front, low maintenance garden with brick store to the rear and garage in a block.

Material Information

DEPOSIT - £980.00 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 -

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

HEATING - Gas central heating.

UTILITIES - Mains gas, electric, water and sewerage.

ENERGY SUPPLIER - Octopus Energy

WATER SUPPLIER - Severn Trent Water.

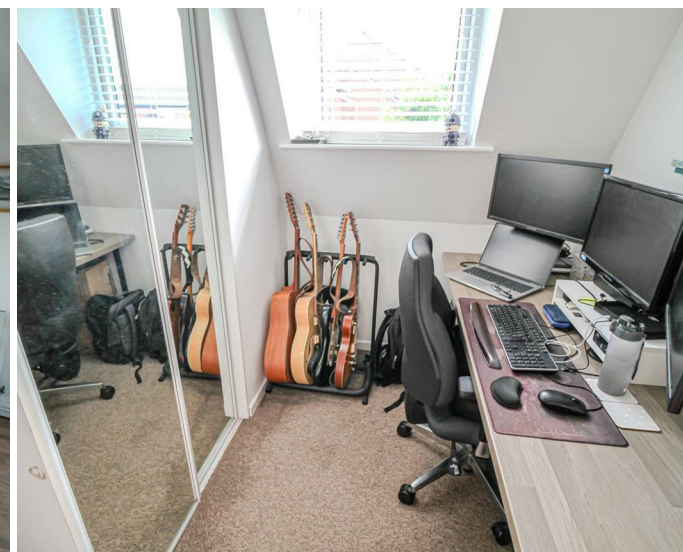
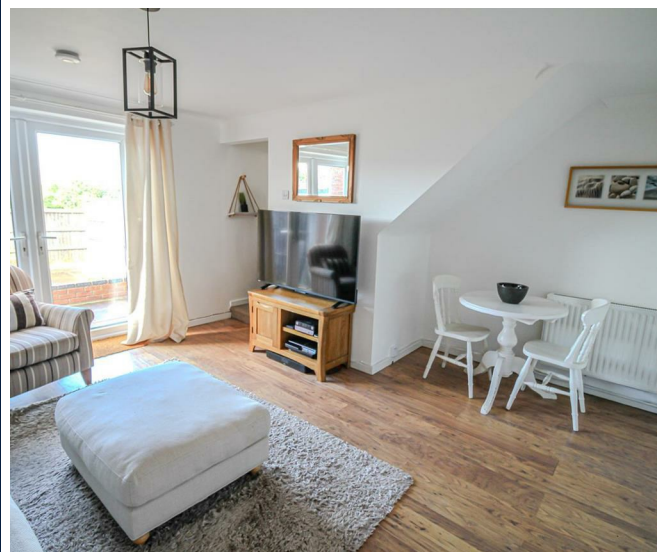
COUNCIL TAX - Band A - Gedling Borough Council.

FLOOD RISK - Very low.

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.

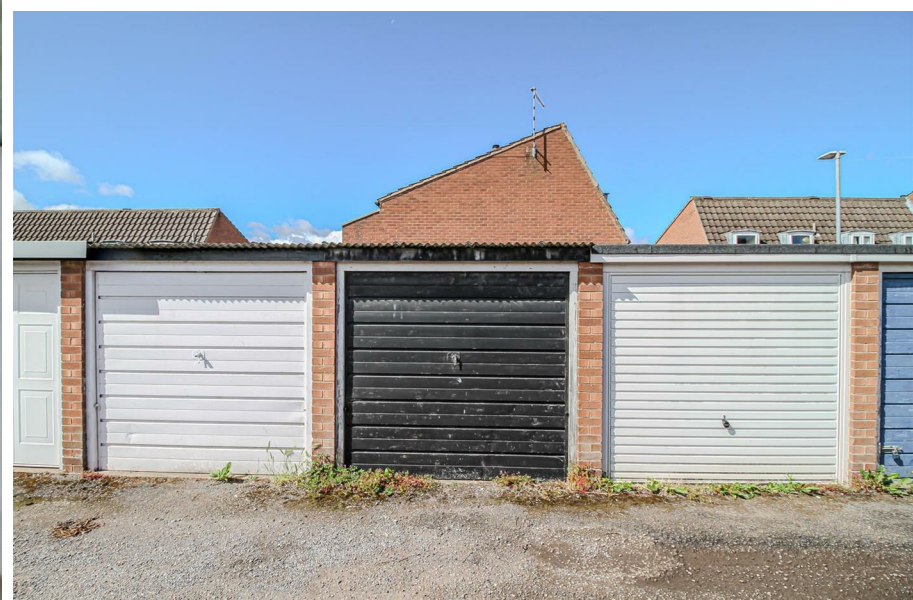




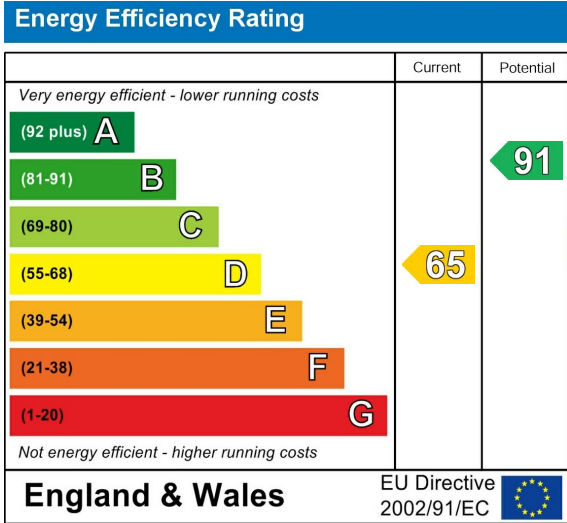


ACCESS AND SAFETY INFORMATION - Level access to the front and slight steps to the rear.

References and credit checks will be required.







Please contact us on 0115 953 6644 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 an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
- 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. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
- 5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).