



10 Chesterfield Court, Gedling, NG4 4GR

£775 PCM

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# 10 Chesterfield Court, Gedling, Nottingham, NG4 4GR

- Two bedrooms
- Double glazing
- Redecorated
- Gas central heating
- Garage
- New carpets

Redecorated and with new carpets this two bedroom first floor maisonette also benefits from double glazing, gas central heating and a garage.

£775 PCM



## Overview

The property has steps up to the front door and comprises -

## Entrance Hallway

With UPVC front door and new grey carpet.

## Bathroom

Having a white bathroom suite including a shower over the bath, tiled flooring, chrome towel radiator and UPVC double glazed window.

## Bedroom 2

To the rear, with radiator, UPVC double glazed window and new grey carpet.

## Lounge Area

Spacious living area to the rear of the maisonette with radiator, UPVC double glazed window and new grey carpet.



### **Kitchen Area**

Having a range of white wall and base units including and electric oven, electric hob and extractor hood, UPVC double glazed window to the front.

### **Bedroom 1**

To the front, with radiator, UPVC double glazed window and new grey carpet.

### **Garage**

Suitable for storage.

### **Material Information**

**DEPOSIT** - £890. 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** - Now, long term.

**MINIMUM TENANCY TERM** - 12 months.

**MANAGEMENT OF TENANCY** - Marriotts will be managing the property.

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

**ELECTRIC SUPPLIER** - Ovo Energy.

**WATER SUPPLIER** - Severn Trent Water.

**COUNCIL TAX** - Band A - 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** - Very low.

**ACCESS AND SAFETY INFORMATION** - First floor maisonette with no lift.

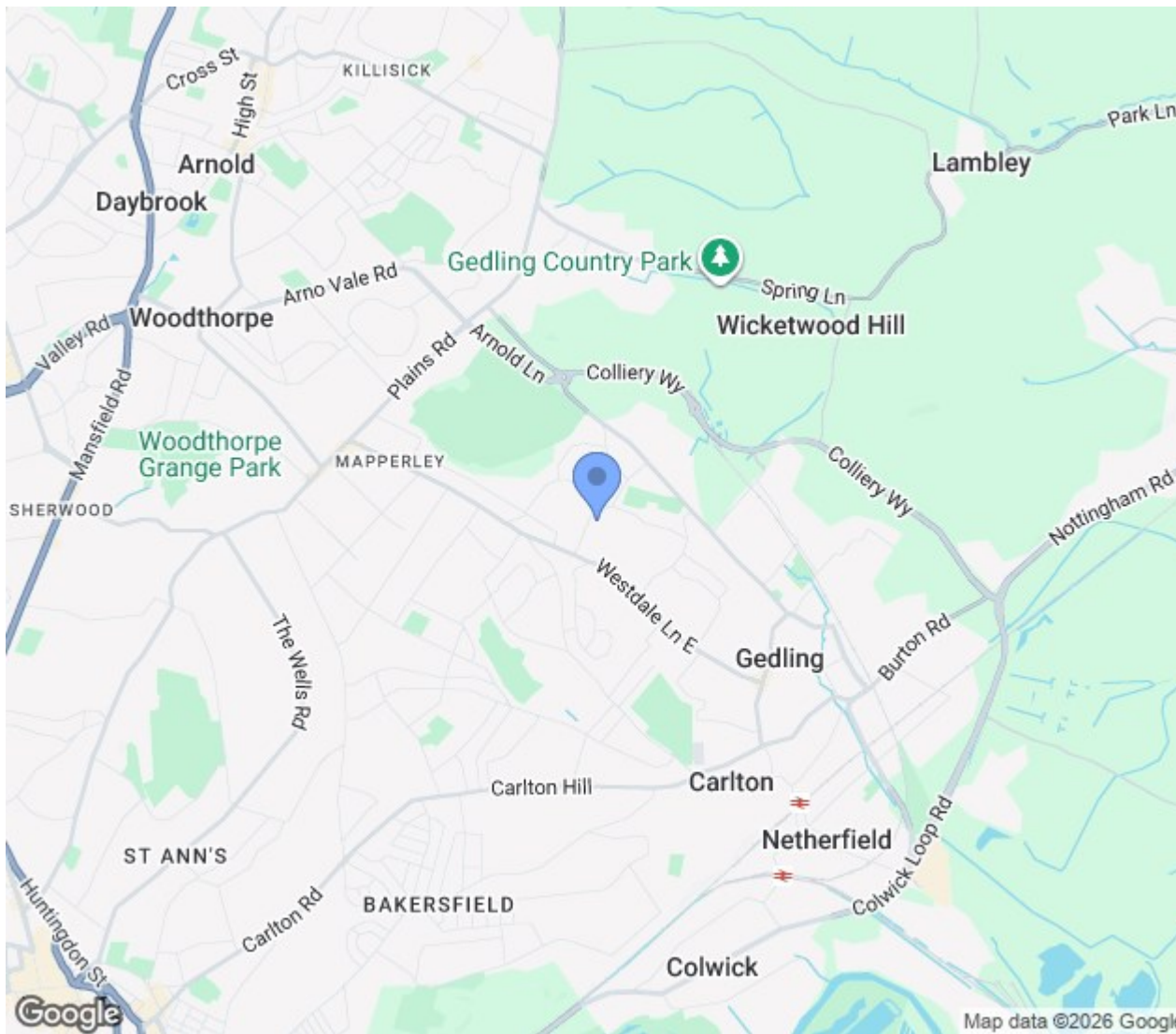
References and credit checks will be required.











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>	71	75
(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.