



94 Charnwood Lane, Woodthorpe View, Arnold, NG5 6PG
£720 Per Calendar Month

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94 Charnwood Lane Woodthorpe View, Arnold, NG5 6PG

- Well presented house
- Brand new kitchen
- UPVC double glazing
- Gas central heating
- 2 bedrooms
- Modern bathroom
- Redecorated + new carpets
- Rear garden & Garage

This very well presented 2 BEDROOM house has just been re-wired and REDECORATED throughout, has NEWLY FITTED CARPETS and a BRAND NEW KITCHEN! Located in the highly sought after location of Woodthorpe view with a garage to the rear. AVAILABLE IMMEDIATELY - long term!

£720 Per Calendar Month



The property is located in the highly sought after location of Woodthorpe View offering easy access to Arnold town centre amenities including pubs, restaurants, take aways, high street and local shops, 2 large chain supermarkets, doctors, dentists and leisure centre, and also within easy access of City Hospital, Mapperley & Sherwood, the Ring Road and Nottingham City centre.

Benefitting from having been neutrally redecorated throughout, gas central heating, security alarm, double glazing, enclosed garden at the rear and a garage. AVAILABLE IMMEDIATELY!

Please note: the front garden is current undergoing improvement works and will be mainly laid to shingle for easy maintenance.

The accommodation comprises:-

Entrance Hallway

Having a part glazed wooden front door, radiator and storage cupboard housing, stairs to first floor landing,

Living Room

Being front aspect with UPVC double glazed bow window, radiator and new carpeting, feature fireplace with electric fire,



Kitchen/breakfast room

With a range of newly fitted modern white gloss wall and base units, tiled splashback, grey laminate worksurfaces, stainless steel sink unit and mixer tap, electric oven, ceramic hob and stainless steel extractor over, space and plumbing for washing machine, integrated tall fridge/freezer, 2 UPVC double glazed rear aspect windows, half glazed UPVC door leading to the rear garden, vinyl floor, radiator,

First floor landing

With cupboard housing gas central heating boiler and hot water tank, loft access hatch,

Bedroom 1

Being front aspect with UPVC double glazed window, triple built in wardrobes, radiator,

Bedroom 2

Being rear aspect UPVC double glazed window, radiator,

Bathroom

With a fitted white suite comprising of enamel bath with shower attachment tap, wc and basin inset into vanity unit, radiator, wall mounted bathroom cabinet, vinyl flooring, UPVC double glazed window.

Outside

The front garden has a paved pathway leading to the front door with mature shrubs and lawn.

At the rear is a fence enclosed garden with paved patio area, stepping stone path leading to the rear gate and mainly laid to shingle making low maintenance.

Beyond the gate is a GARAGE with up and over door, and rear access door via the garden.

Further Information

RESTRICTIONS - With regret no housing benefit claimants, no students, no pets and no smokers can be accepted.

COUNCIL TAX - Band B, Gedling Borough Council.

DEPOSIT - £700

AVAILABLE - Long term

APPLICATION & AGREEMENT FEES PAYABLE - references and credit checks will be required.

Please note the council tax band is provided for guidance purposes only, we advise you to check with the local authority to confirm.

Viewings & Directions

By appointment, please call us on 0115 956 1162.

If travelling from Mapperley, continue along Plains Road away from Nottingham, turn left at the traffic light junction onto Gedling Road, at the bottom of the hill turn right at the traffic lights and continue where the turning for Charnwood Lane can be found on the left hand side just on the brow of the hill. Continue along Charnwood Lane where you will find the property on the right hand side.

Application & Agreement Fees







Our tenancy fees, inclusive of VAT are:
£50.00 Application fee per person, £50.00 per guarantor, £250.00 Agreement fee per tenancy.


Our fees are for:

- *Compiling, submitting and completing reference reports for submission to your prospective landlord.
- *Drawing up the tenancy agreement including any individually negotiated clauses, drawing up a deed of guarantee if applicable
- *Arranging the necessary documents to be signed and witnessed by both Landlord and Tenant
- *Taking payment of the move in monies and securing, until forwarding to the Landlord
- *Registering the deposit with an appropriate scheme
- *The application fee is payable once you have found a property and the Landlord has accepted your application in principle, subject to references. Please note that application fees are non-refundable if the tenancy does not proceed due to you failing your references or credit check.

Once your application has been accepted and the references and credit checks passed we will draw up a legal agreement at which stage the Agreement fee will be payable. This is non-refundable.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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** 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).

41 Plains Road, Nottingham, NG3 5JU
0115 9536644
sales@marriotts.net

www.*Marriotts*.net

