



Flat 2, 121 Foxhall Road, NG7 6LH
£850 Per Calendar Month





AT ALARMS

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119

121
THE RED HOUSE

Flat 2, 121 Foxhall Road, Nottingham, NG7 6LH

- Recently refurbished
- Gas central heating
- First floor
- One bedroom
- Double glazing
- Great location

A recently refurbished one bedroom apartment benefiting from double glazed windows, modern kitchen, modern bathroom and neutral decor.

£850 Per Calendar Month



Overview

The property comprises -

Lounge

Good sized lounge with two UPVC double glazed windows with blinds, two radiators and grey carpet.

Bedroom

With radiator, UPVC double glazed window with blinds and grey carpet.

Kitchen

Having a range of modern fitted wall and base units including an under-counter fridge, electric oven, hob and stainless steel extractor hood. Two UPVC double glazed windows with blinds, and plank effect flooring.

Utility Area

With washing machine, worktop and UPVC double glazed window with blinds.



Bathroom

Having a modern white suite incorporating a shower over the bath, vanity unit, plank effect flooring, UPVC double glazed window and chrome towel radiator.

Outside

Permit street parking.

Material Information

RESTRICTIONS - Due to shared communal areas in the building no pets can be accepted.

DEPOSIT - £980

AVAILABLE - Long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRICITY SUPPLIER - Eon.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - Nottingham City 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 - First floor flat - No lift in the building.

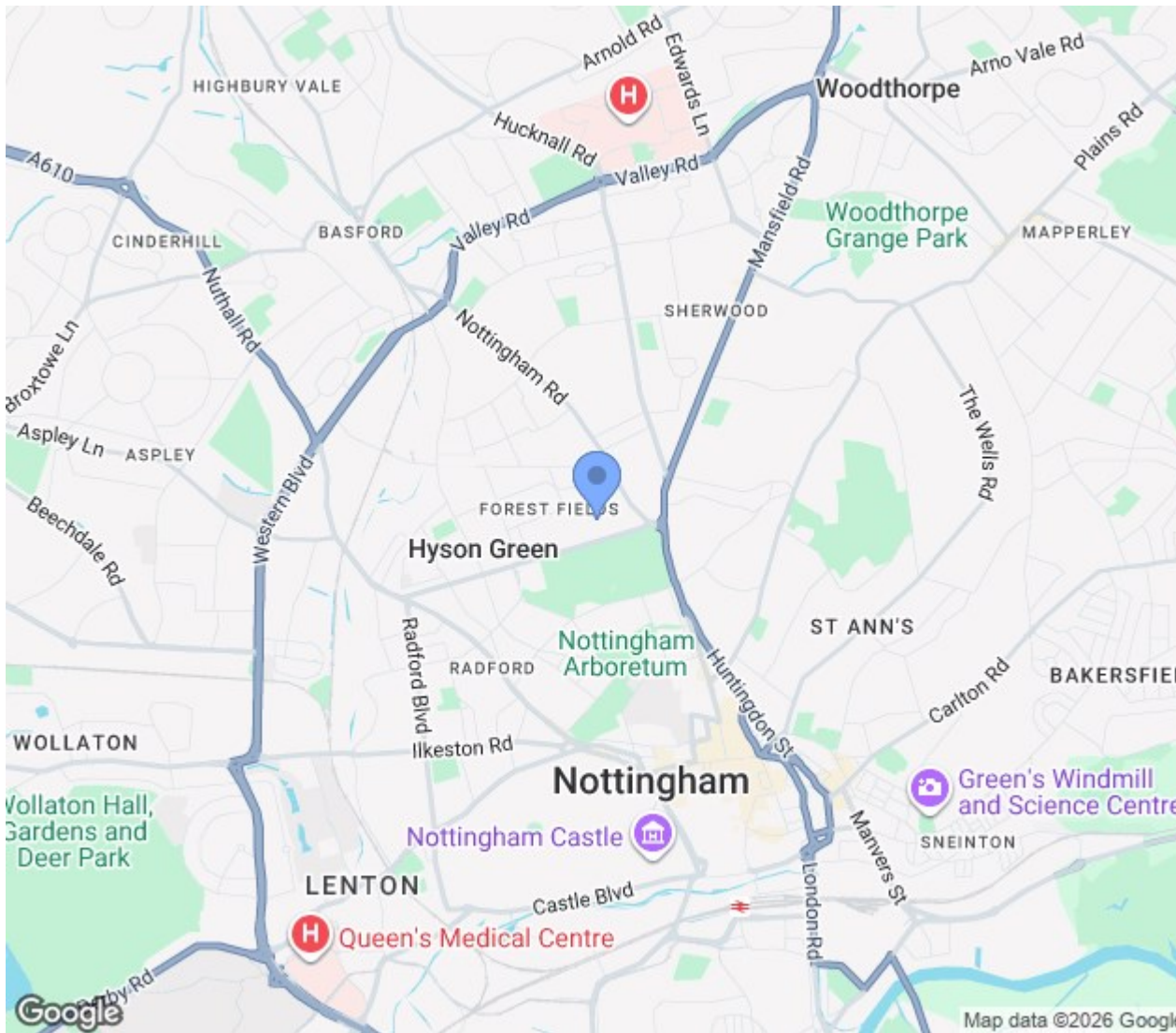
References and credit checks will be required.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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 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.
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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.

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