

34 Bailey Drive, NG3 5US

£950 Per Calendar Month

2 2 1 B

Marriotts



34 Bailey Drive
, NG3 5US

- Two bedrooms
- Two bathrooms
- Gas central heating
- Double glazing
- Allocated parking
- Well presented

The apartment is offered PART FURNISHED and is immaculately presented.
Being situated on a popular modern development within a short walk of The Nuffield Gym, local pubs and the amenities of Mapperley Top with a good range of local and independent retails, bars, pubs, café's, restaurants and take-aways.





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Overview
The property comprises -

Entrance Hallway
With secure front door, storage cupboard, radiator, entry phone and central heating controls.

Lounge Area
With two radiators and UPVC French doors opening to Juliette balcony.

Kitchen Area
Being open plan to the living room with a range of fully fitted wall and base units including an integrated electric oven, stainless steel 4 ring gas hob and extractor over, washer/dryer, fridge/freezer, tiled floor, UPVC double glazed window, and cupboard housing combination gas central heating boiler.

Bedroom 1

Being a good size double room, radiator, UPVC double glazed window. Furnished with a double bed, two bedside cabinets and a triple wardrobe.

Ensuite

With a modern white suite comprising shower cubicle with shower, wc and basin, UPVC double glazed window, ladder style heated towel rail.

Bedroom 2

Being a double room, radiator, UPVC double glazed window. Furnished as a home office.

Bathroom

With a modern white suite comprising a panel enclosed bath with tiled splashback, wc and basin, ladder style heated towel rail, storage cupboard, UPVC double glazed window.

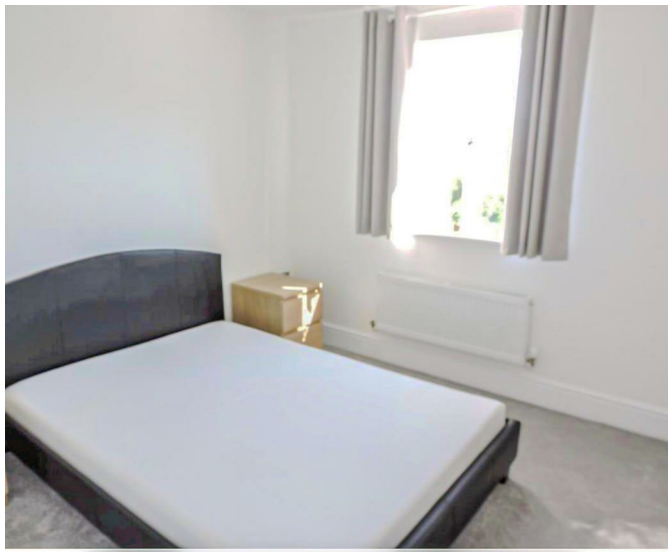
Outside

The property has an allocated parking space and access to visitor parking spaces at the rear.

Material Information

RESTRICTIONS - Due to the head lease of the building no pets can be accepted.
DEPOSIT - £1095. 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.
MANAGEMENT OF TENANCY - The landlord will be managing the property.
FLOOD RISK: None.
UTILITIES - Mains gas, electric, water and sewerage.
ENERGY SUPPLIER - So Energy.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band C - 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









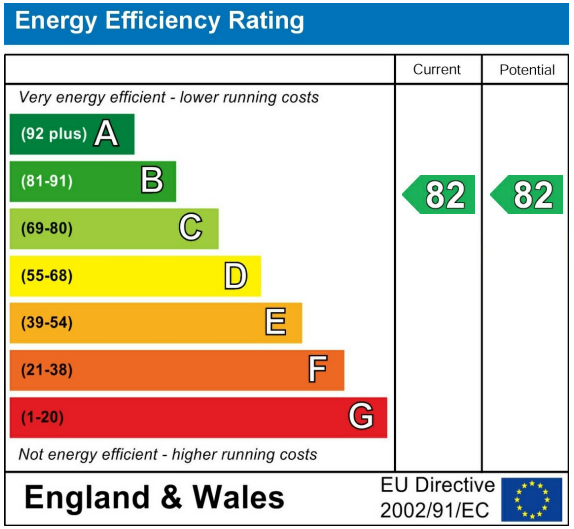


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ELECTRIC CAR CHARGER POINT - Not available.
ACCESS AND SAFETY INFORMATION - First floor flat - no lift in the building.
FURNITURE INCLUDED -
- Main Bedroom: Wardrobe, bed, and two bedside cabinets
- Second Bedroom: Desk, chair, and two chests of drawers
- Living Room: TV cabinet

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).

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