



Flat 1, 51 Beech Avenue, Forest Fields, NG7 7LJ
£950 Per Calendar Month



Marriotts



Flat 1, 51 Beech Avenue, Forest Fields, Nottingham, NG7 7LJ

£950 Per Calendar Month

- Two bedrooms
- Gas central heating
- Well presented
- Ground floor
- Double glazing
- Courtyard area

An extremely spacious and well presented two bedroom ground floor apartment giving easy access to both local amenities and the city centre.



Overview

The property comprises -

Entrance Porch & Hallway

The porch area leads to a large hallway with radiator, herringbone vinyl flooring and original features.

Lounge

Good sized lounge with UPVC double glazed bay window and two side windows, all with Venetian blinds, radiator and herringbone effect vinyl flooring.

Bedroom 1

Having large storage cupboards/wardrobes, neutral coloured carpet, radiator and UPVC double glazed bay window with Venetian blinds.

Bedroom 2

Also with neutral carpet, storage cupboards/wardrobes, radiator and two UPVC double glazed windows with Venetian blinds.

Kitchen

With a range of gloss wall and base units incorporating an electric oven and hob, integrated fridge with freezer compartment and free-standing washing machine. Radiator, herringbone effect vinyl flooring and two UPVC double glazed windows with Venetian blinds.

Shower Room

Having a modern white shower suite including a vanity unit, towel radiator, herringbone effect vinyl flooring and UPVC double glazed window with Venetian blind.

Outside

The apartment has a small courtyard area.

Material Information

DEPOSIT: £1145. 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.

RESTRICTIONS : Due to the head lease no pets are allowed.

COUNCIL TAX: Nottingham City - Band A

FLOOD RISK: Very low.

UTILITIES: Mains gas, electric, water and sewerage.

ENERGY PROVIDER: Octopus Energy

WATER PROVIDER: Severn Trent

WATER METER: Yes

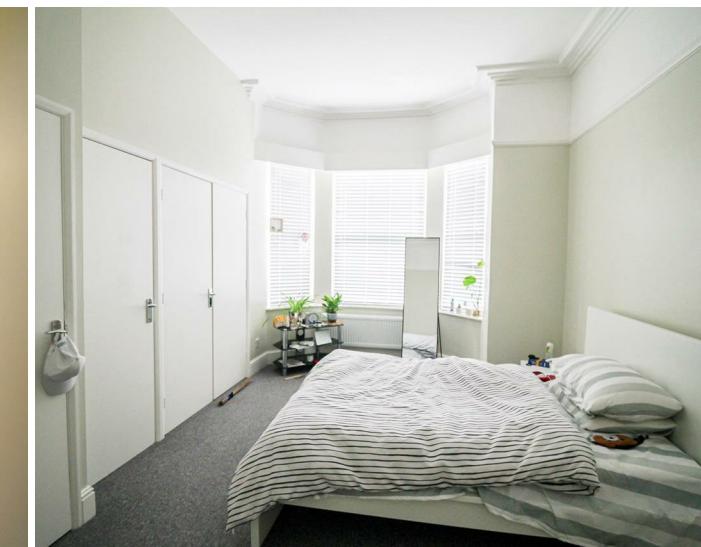
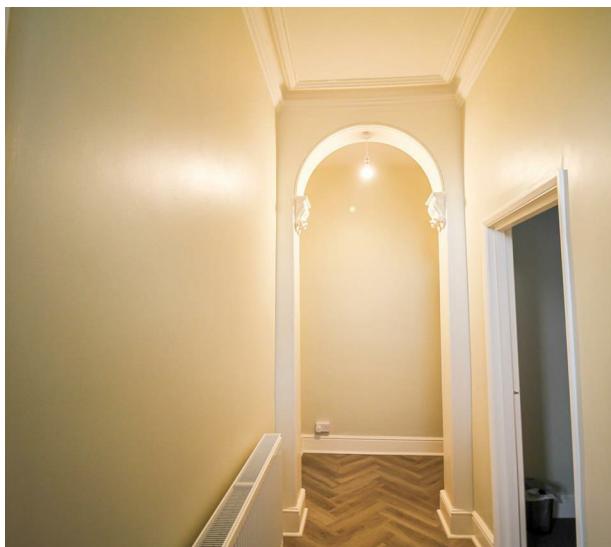
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: Not available.

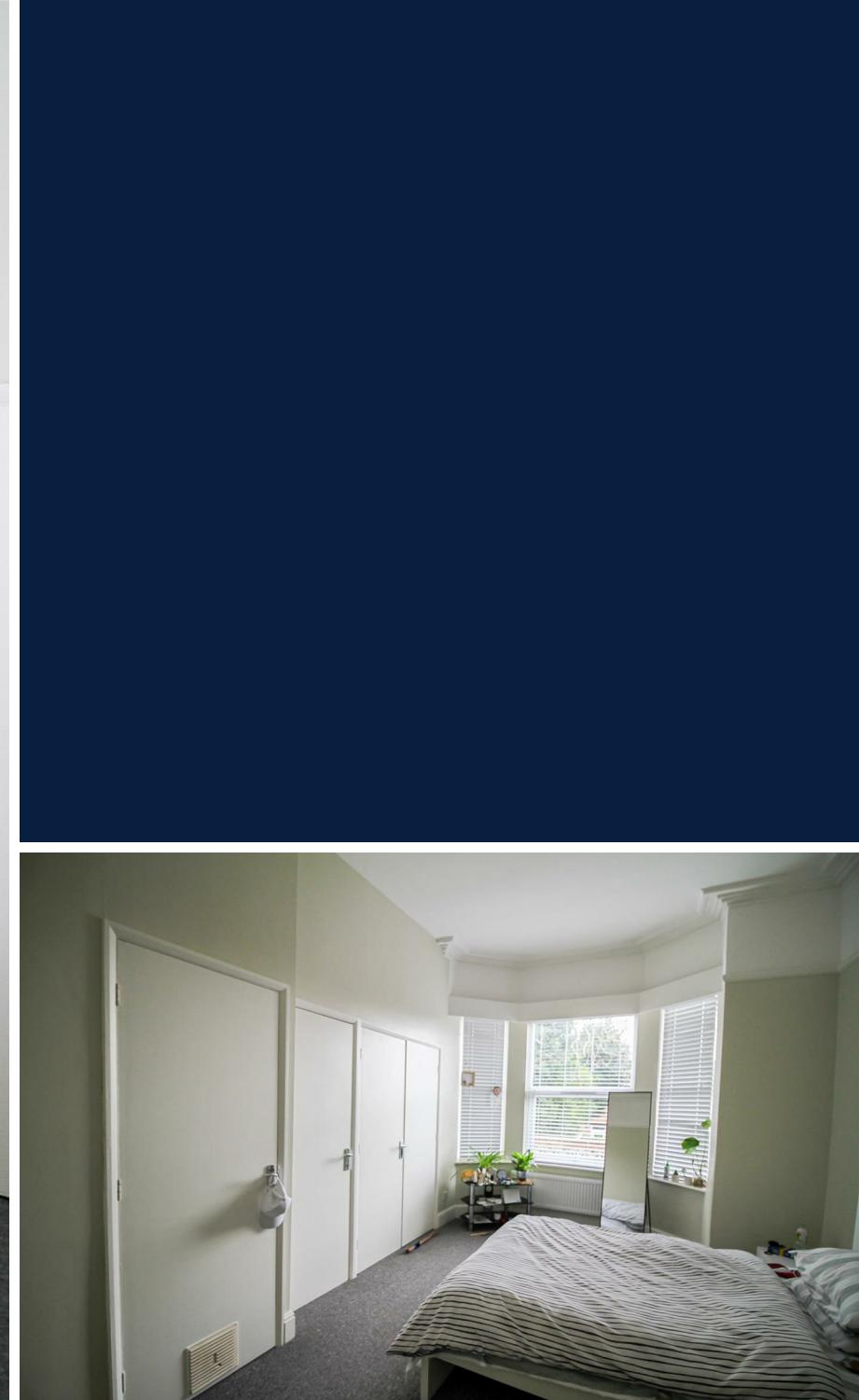
ACCESS INFORMATION: Three steps to the front door.

References and credit checks will be required.

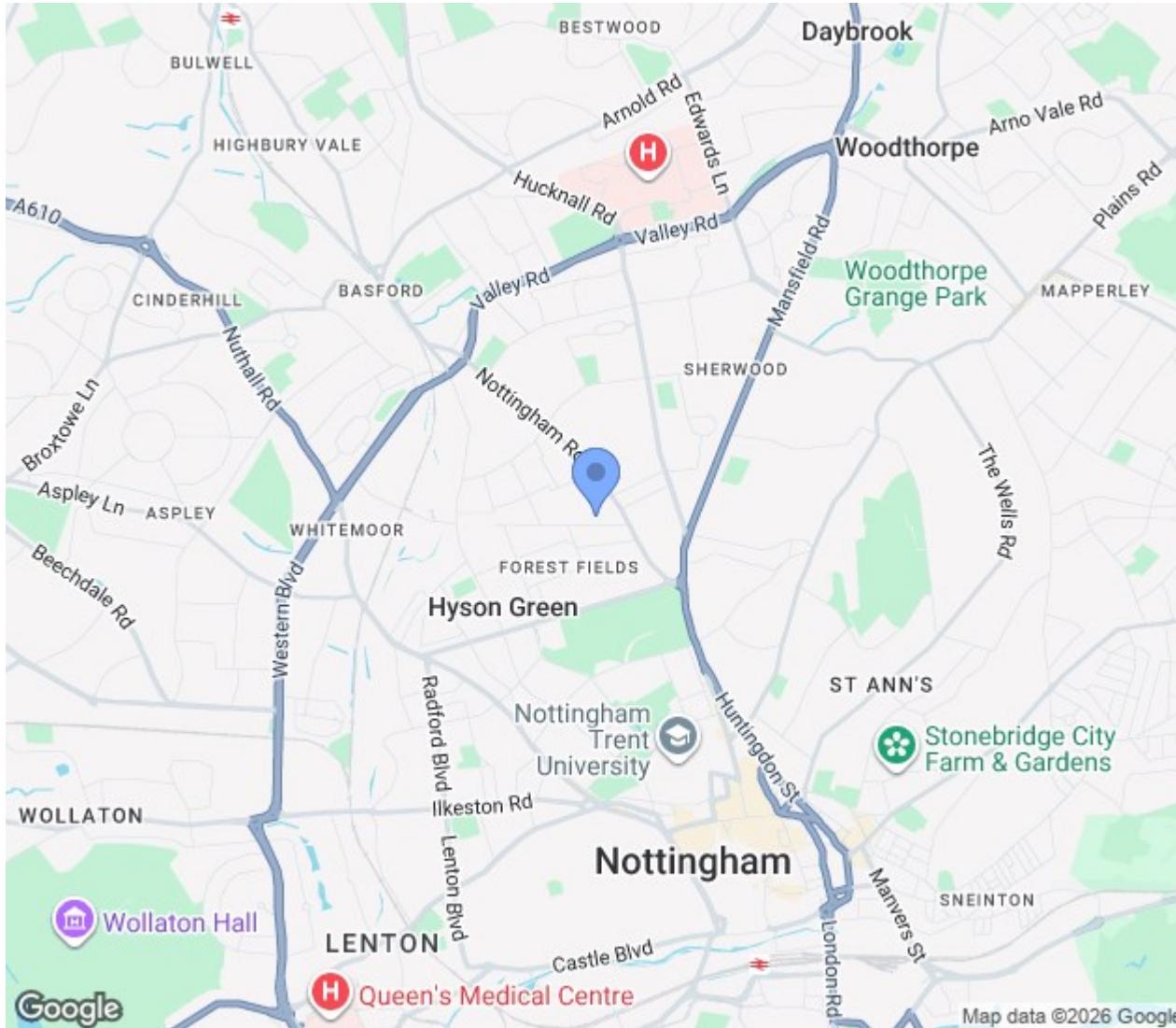




FP60 XJV







| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | |
| (55-68) D | | 56 |
| (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.
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.