



64A Main Street, Lambley, NG4 4PP  
£725 Per Calendar Month



Marriotts



# 64A Main Street, Lambley, Nottingham, NG4 4PP

- One bedroom
- Gas central heating
- Village location
- Well presented
- Double glazing
- First floor

A well presented one bedroom first floor flat situated in Lambley.

**£725 Per Calendar Month**



## Overview

The property comprises -

## Entrance hallway

With UPVC front door, tiled floor and stairs up to -

## Entrance area

With wood effect LVT flooring and radiator.

## Kitchen

Having a range of white wall and base units, dark granite effect worktops, stainless steel sink and drainer, electric oven, ceramic hob and extractor hood. Wood effect LVT flooring, UPVC double glazed window with blind, washer/dryer\* and fridge freezer\*. \*Please note these items are goodwill only and will not be repaired or replaced by the landlord.



## Lounge

Also with wood effect LVT flooring, electric fire, two UPVC double glazed windows, radiator and beamed ceiling.

## Bedroom

Having grey carpet, built in wardrobes and shelving, radiator, two UPVC double glazed windows and beamed ceiling.

## Bathroom

Having a white suite incorporating a shower over the bath, wood effect LVT flooring, chrome towel radiator and combi boiler.

## Outside

Small area.

## Material Information

**RESTRICTIONS** - No smoking is allowed in the property.

**DEPOSIT** - £805

**AVAILABLE** - Now

**MINIMUM TENANCY TERM** - 12 months.

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

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

**ENERGY SUPPLIER** - Octopus Energy.

**WATER SUPPLIER** - Severn Trent Water.

**COUNCIL TAX** - Band A - Gedling Borough Council.

**B R O A D B A N D A V A I L A B I L I T Y** - <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.

**M O B I L E S I G N A L / C O V E R A G E** - <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** - Low.

**ACCESS AND SAFETY INFORMATION** - Level access. First floor flat with no lift.

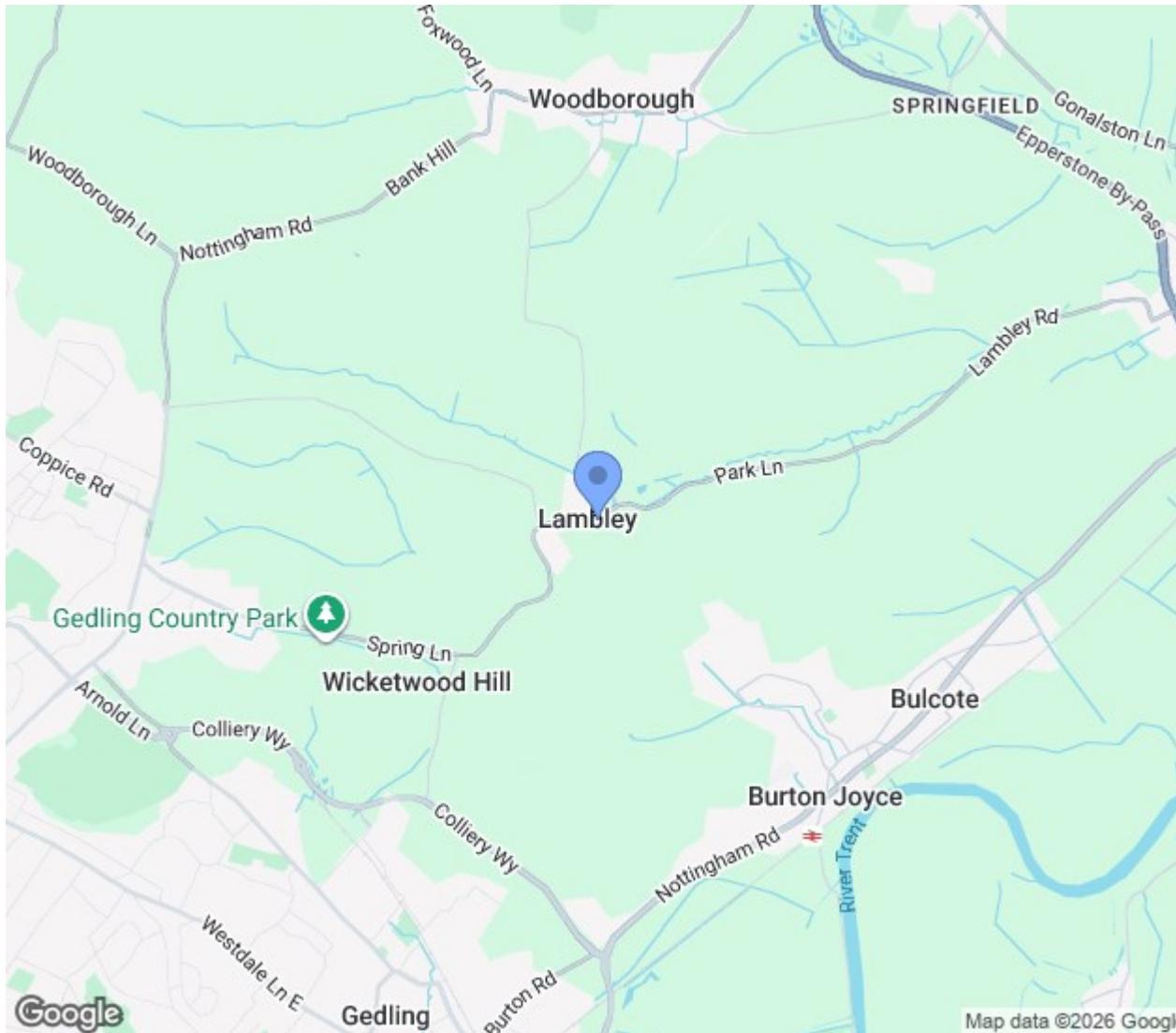




References and credit checks are mandatory.



64A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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.
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