



7 The Gables, Plains Road Mapperley, NG3 5LE
£900 Per Calendar Month

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 Marriotts



7 The Gables

Plains Road Mapperley, NG3 5LE

- 2 bedroom apartment
- Private enclosed garden
- Modern electric heating
- Easy access to city centre
- Ground floor
- Allocated gated parking
- Short walk of Mapperley shops and buses
- Fully redecorated

With 2 DOUBLE BEDROOMS & 2 BATHROOMS this lovely WELL PRESENTED ground floor apartment offers electronic GATED ALLOCATED PARKING and secure entry phone system, with a GARDEN. Being part of an exclusive development just a short level walk of Mapperley Plains' facilities & amenities it is available early now! Long term.



£900 Per Calendar Month



The accommodation comprises:-

Communal ground floor entrance lobby

Apartment hallway

With an electric radiator, built-in cupboard housing hot water cylinder and electric immersion heater, video entryphone handset, further built-in storage cupboard, oak effect vinyl flooring.

Living Room/Kitchen

Living Area - with an electric radiator, satellite TV aerial point, telephone point, UPVC double glazed French doors opening to rear garden.

Kitchen Area - fitted with a range of modern cream base and wall units, fitted laminate worksurfaces with inset single drainer sink unit, stainless steel electric oven and hob with extractor over, integrated dishwasher, fridge and washer/dryer, oak effect vinyl flooring throughout the room.

Bedroom 1

With a fitted wardrobe, high-level satellite TV aerial point, telephone point, electric radiator, fitted carpet, UPVC double glazed doors to garden area, oak effect vinyl flooring.

Ensuite Shower Room

With a modern white suite comprising a large shower cubicle with shower, wc and washbasin, wall mounted heated towel rail, fitted mirror.

Bedroom 2

Having a fitted wardrobe, telephone point, electric radiator, fitted carpet, UPVC double glazed window, new fitted carpet.

Bathroom

Having a modern white suite comprising panelled bath with shower attachment, washbasin, low flush w.c., wall tiling, extractor fan, electric shaver point and heated towel rail, fitted mirror, laminate flooring, UPVC double glazed window.

Outside

The development has a landscaped rear parking area which is accessed via an electrically-operated gate and there is also a bin storage area and a secure cycle store.

The apartment has an allocated car parking space and an enclosed private garden area.

Material Information

RESTRICTIONS - Due to the head lease of the building pets cannot be accepted for this property.

DEPOSIT - £1035 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.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains electric, water and sewerage.

ELECTRICITY SUPPLIER - Eon.

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 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.

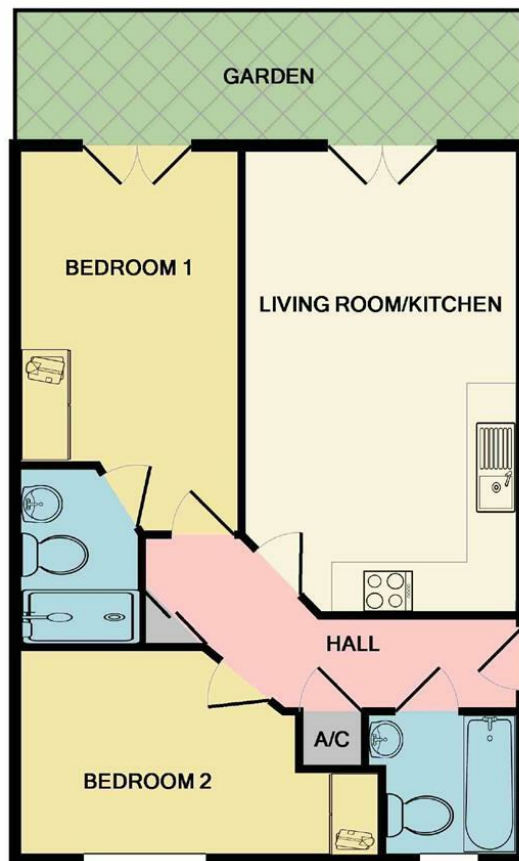
FLOOD RISK - None.

ACCESS AND SAFETY INFORMATION - Ground floor flat.

References and credit checks will be required.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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).

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