



50 Lenton Manor, Lenton, NG7 2FW  
£950 Per Calendar Month



Marriotts



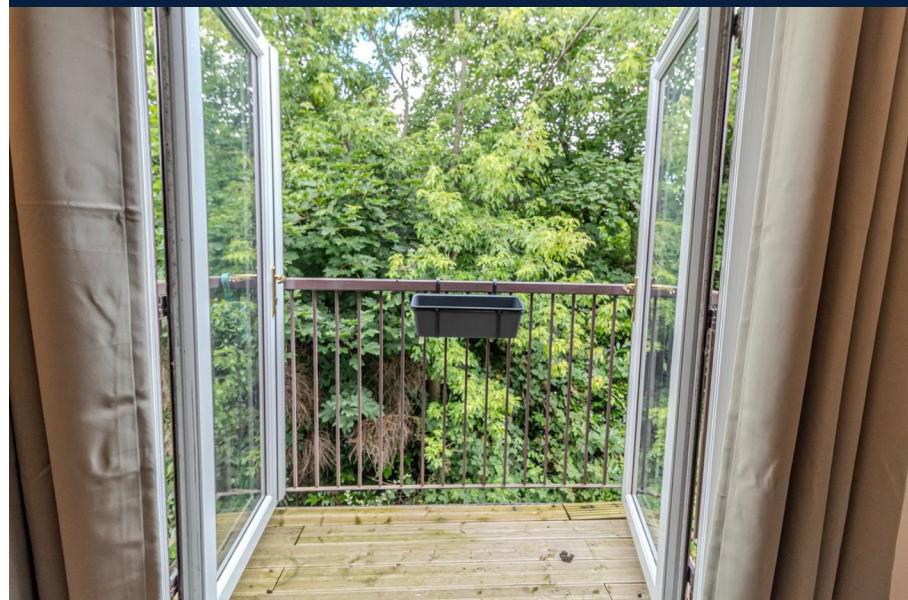
# 50 Lenton Manor, Lenton, Nottingham, NG7 2FW

- Second floor maisonette
- Lounge with walk-out balcony
- Modern shower room
- Two bedrooms
- Modern kitchen with oven & hob
- Driveway & garage

AVAILABLE NOW! Is this well-presented second-floor maisonette having been REDECORATED THROUGHOUT. Great location within walking distance of QMC and Nottingham University. Driveway, Garage and large lounge with walk-out balcony.



**£950 Per Calendar Month**



## Overview

This maisonette has just been REDECORATED THROUGHOUT located in the sought-after area of Lenton. Offering comfortable and inviting living space, consisting of a spacious living room with a walk-out balcony, two bedrooms, modern shower room, and kitchen with integrated oven & hob.

One of the standout features of this property is the ample parking available, with space for two vehicles plus an integral garage. This is a rare find in the area and provides great convenience for tenants with multiple vehicles or guests.

Situated within walking distance to the Queen's Medical Centre, this maisonette is ideal for healthcare professionals or anyone looking for easy access to medical facilities.

Overall, this maisonette in Lenton Manor offers a perfect blend of comfort and convenience. Don't miss out on the chance to live in this desirable location!

## **Entrance Hall**

With UPVC double-glazed side entrance door from the communal landing and stairs leading to the main landing/hall.

## **Landing**

Loft access and laminate flooring.

## **Lounge**

Radiator and UPVC double-glazed double doors leading out to the enclosed balcony.

## **Kitchen**

A range of units with gloss white doors and granite effect worktops with inset one-and-a-half bowl stainless steel sink unit and drainer. Integrated electric oven, four ring brushed steel hob and splashback with plumbing for washing machine, cupboard housing the Baxi combination gas boiler, grey wood style laminate flooring and UPVC double glazed rear window.

## **Bedroom 1**

UPVC double glazed front window and radiator.

## **Bedroom 2**

UPVC double glazed front window and radiator.

## **Shower Room**

A modern shower room consists of a fully tiled walk-in cubicle with chrome mains shower, washbasin and concealed cistern dual flush toilet with vanity surround and cupboard. Tile effect laminate flooring, radiator and UPVC double-glazed side window.

## **Outside**

To the front, there is a driveway providing off-street parking for two cars with access to the single integral garage. Private Balcony.

## **Material Information**

**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.

**LOCATION OF BOILER:** Kitchen cupboard

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

**MAINS GAS PROVIDER:** Octopus Energy

**MAINS ELECTRICITY PROVIDER:** Octopus Energy

**MAINS WATER PROVIDER:** Severn Trent

**MAINS SEWERAGE PROVIDER:** Severn Trent

**WATER METER:** Not known

**FLOOD RISK:** None

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

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

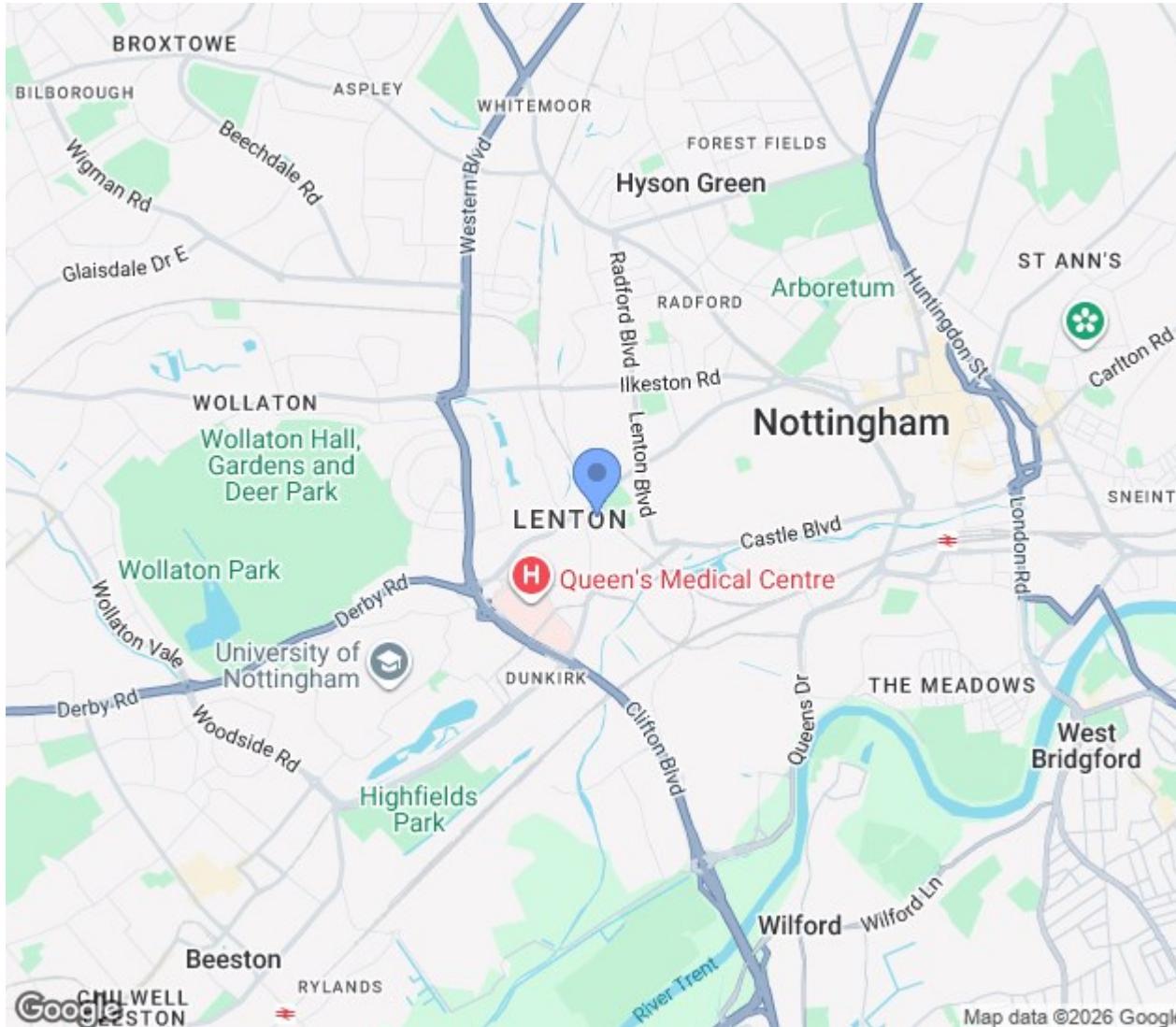
**ELECTRIC CAR CHARGING POINT:** Not available.

**ACCESS AND SAFETY INFORMATION:** Steps to first floor communal landing.

References and credit checks will be required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.