



10 Chesterfield Court, Gedling, NG4 4GR
£800 Per Calendar Month

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CHRISTIANFIELD
9
GARDEN

10 Chesterfield Court Gedling, NG4 4GR

- Two bedrooms
- Double glazing
- Redecorated
- Gas central heating
- Garage
- New carpets

Redecorated and with new carpets this two bedroom first floor maisonette also benefits from double glazing, gas central heating and a garage.



£800 Per Calendar Month



Overview

The property has steps up to the front door and comprises -

Entrance Hallway

With UPVC front door and new grey carpet.

Bathroom

Having a white bathroom suite including a shower over the bath, tiled flooring, chrome towel radiator and UPVC double glazed window.

Bedroom 2

To the rear, with radiator, UPVC double glazed window and new grey carpet.

Lounge Area

Spacious living area to the rear of the maisonette with radiator, UPVC double glazed window and new grey carpet.

Kitchen Area

Having a range of white wall and base units including and electric oven, electric hob and extractor hood, UPVC double glazed window to the front.

Bedroom 1

To the front, with radiator, UPVC double glazed window and new grey carpet.

Garage

Suitable for storage.

Material Information

DEPOSIT - £923. 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.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - Ovo 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.

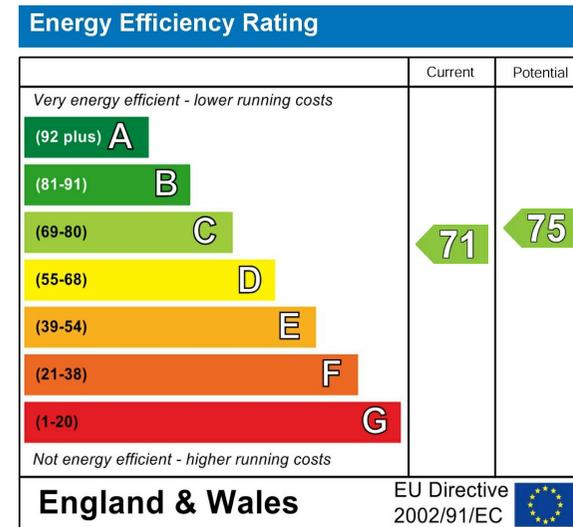
ELECTRIC CAR CHARGER POINT - Not available.

FLOOD RISK - Very low.

ACCESS AND SAFETY INFORMATION - First floor maisonette with no lift.

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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