



72 Edison Way, Arnold, NG5 7NJ
£925 Per Month



Marriotts



72 Edison Way, Arnold, Nottingham, NG5 7NJ

- Well presented and spacious apartment
- Redecorated throughout
- Modern bathroom
- Residents parking
- Double glazing
- 2 double bedrooms
- Kitchen with appliances
- Large living room
- Electric heating

AVAILABLE NOW! This modern 2nd floor, 2 double bedroom apartment has just been redecorated throughout, offering a fitted kitchen with appliances and modern bathroom, new carpeting in the bedrooms and blinds throughout. Residents parking. Viewing highly recommended!

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Summary

This lovely apartment is located on Edison Way with a spacious, light and bright living room and two double bedrooms.

Throughout the apartment, you will find that it has been redecorated, ensuring a clean and modern aesthetic. This property is not only well-maintained but also conveniently located, offering easy access to local amenities, shops, and transport links.

With electric heating, double glazing and blinds to all windows.

Communal entrance

Stairs lead from the communal entrance to the 3rd floor. Access to the post box is on the ground floor.

Apartment hallway

With wood effect laminate flooring, large storage cupboard housing the hot water tank. Entry phone.



Living room

Spacious, light and bright with wood effect laminate flooring, double glazed window, open plan to the Kitchen.

Kitchen

With light wood effect units, tiled floor, electric oven and hob, fridge/freezer, washer dryer.

Bathroom

Lovely modern bathroom with white suite, bath with shower over, WC and basin.

Bedroom 1

Double glazed window, fitted wardrobes, newly laid carpeting.

Bedroom 2

Double glazed window, newly laid carpeting.

Outside

Access to communal bin area.
Residents parking.

Material Information

RESTRICTIONS - No smoking is allowed in the property.
Due to the head lease of the building no pets can be accepted. The Property is not suitable for children due to being located on the 3rd floor.

AVAILABLE - Now, long term.

DEPOSIT - £1060. 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 - The Landlord will be managing the property. Apartment access by communal stairs.

UTILITIES - Mains gas, electric, water and sewerage.

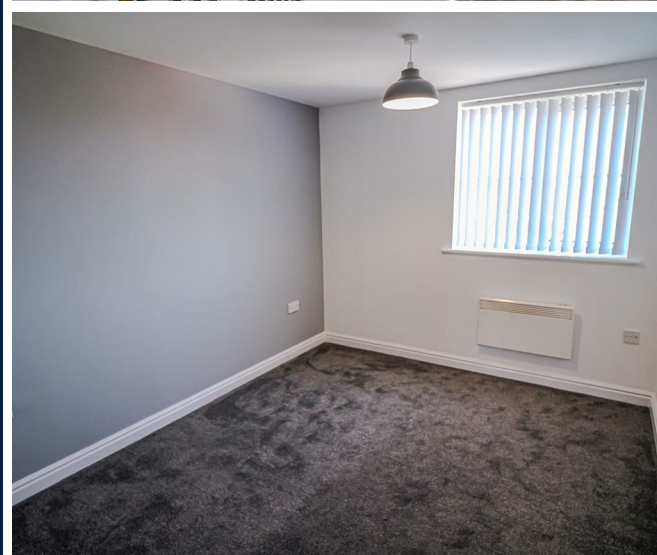
GAS & ELECTRIC SUPPLIER - TBC.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Gedling Borough Council.

FLOOD RISK: None

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.

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.

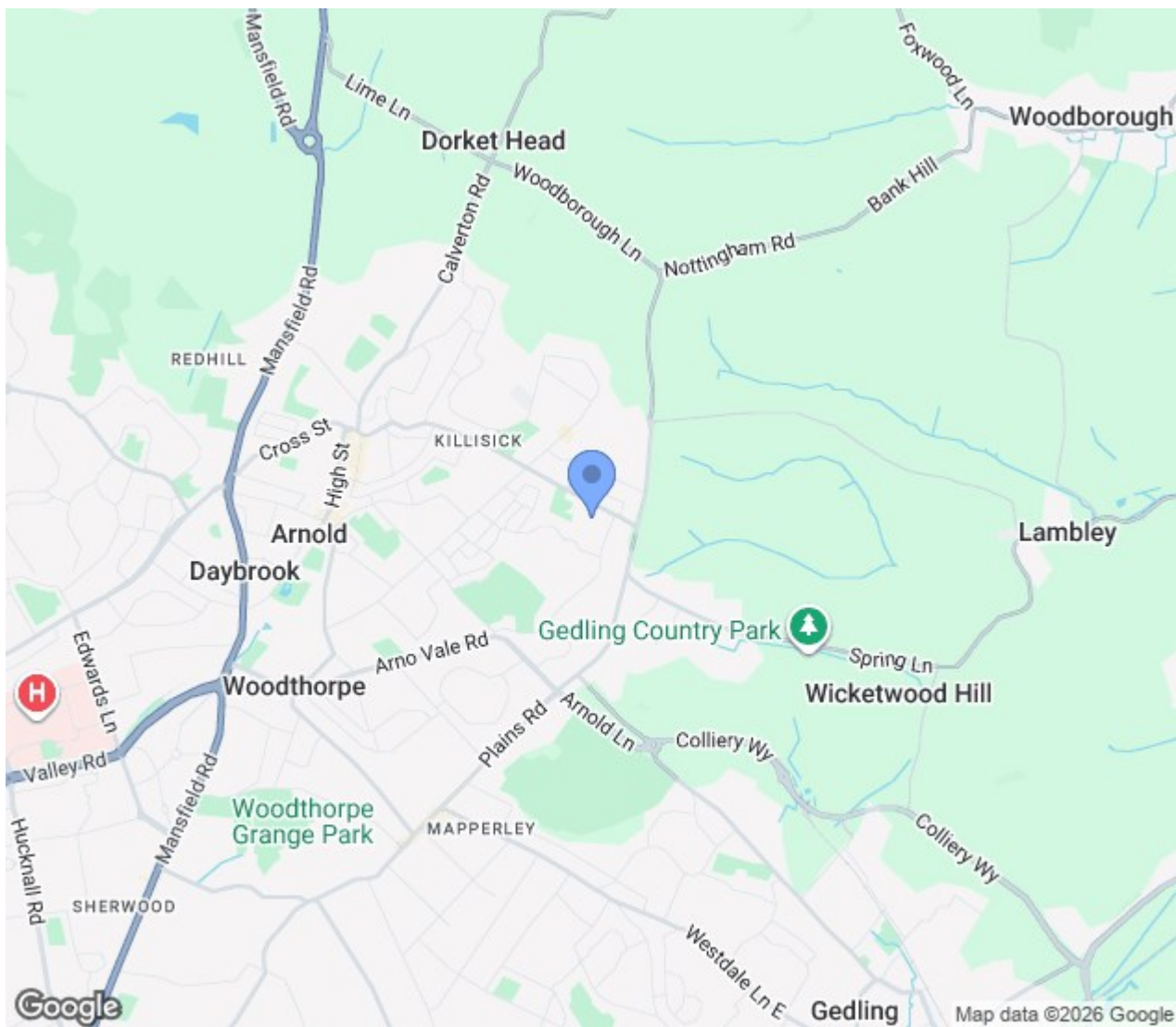
ELECTRIC CAR CHARGER POINT - Not available.

ACCESS AND SAFETY INFORMATION - 2nd floor flat, no lift in the building.

References and credit checks will be required.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	78	
(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 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.