



20 Mapperley Heights, Mapperley, NG3 5GR  
£995 Per Calendar Month



Marriotts



# 20 Mapperley Heights, Mapperley, Nottingham, NG3 5GR

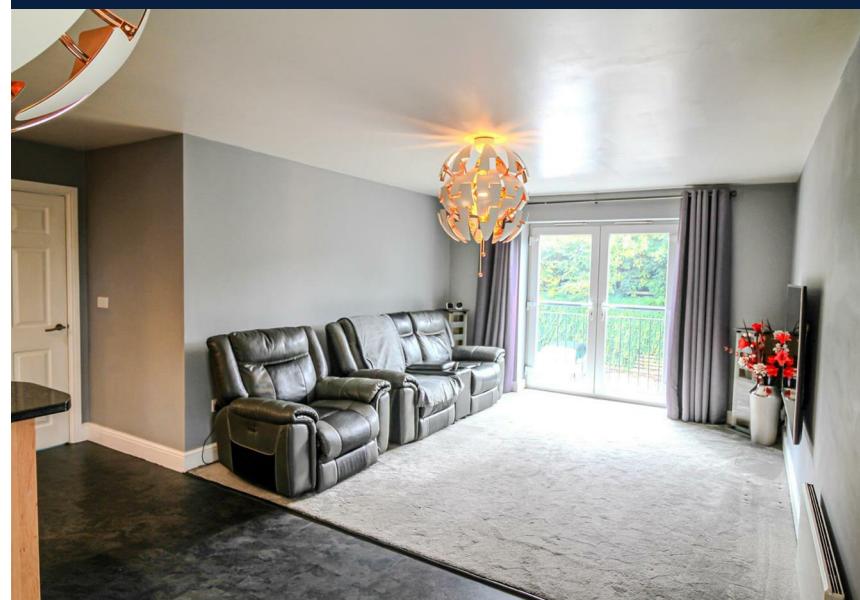
- Furnished
- Two bathrooms
- Double glazing
- Two double bedrooms
- Electric heating
- Allocated gated parking

This smart apartment benefits from modern electric heating and double glazing, offers two double bedrooms, one with en-suite and fitted wardrobes. Well maintained communal grounds and stairs to the first floor.

The South facing property also benefits from Nest heating and hot water controls, USB sockets and 65" 4K Ultra HD Television.



**£995 Per Calendar Month**



The apartment is immaculate throughout, the accommodation comprises:-

## Entrance Hallway

With black slate effect flooring, cupboard housing the water tank, washing machine and additional storage space.

## Lounge/Dining Area

Having grey carpet to the lounge area with electric reclining leather sofa and chair, 55" wall mounted television. Electrical sockets incorporate USB ports. The Juliet balcony doors have grey blackout and thermal blocking curtains.

Feature lighting in the lounge and dining area physically change shape at the pull of a manual cord. The lights are LED/low energy throughout.

## **Kitchen Area**

Having a range of wood effect wall and base units incorporating integrated dishwasher, fridge, freezer, electric oven, hob and extractor fan.

The kitchen also boasts floating shelves with fitted racks for glasses. Pots, pans, cutlery, crockery and glasses are included.

## **Bedroom One**

With grey carpet, built in wardrobes and storage, double bed, and two bedside cabinets. Electrical sockets incorporate USB ports, grey blackout and thermal blocking curtains.

## **En suite**

Having a modern white shower suite, large vanity mirror, towel shelf & towel heater (programmable schedule).

## **Bedroom Two**

Also having grey carpet and daybed that can pull out into a double bed. Electrical sockets incorporate USB ports, grey blackout and thermal blocking curtains.

## **Main Bathroom**

Having a tiled floor, and a modern white suite including a bath with shower over. There is also a large vanity mirror, along with towel shelf and towel heater (programmable schedule).

## **Outside**

The building can be approached on foot via a footpath or through the communal landscaped side grounds from Gedling Road to the communal front door, or from the rear via a secure gated car park with code entry system to the rear door.

## **Further Information**

**RESTRICTIONS** - Unfortunately, due to the head lease no pets can be accepted.

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

**DEPOSIT** - £1,145.00

**AVAILABLE** - Long term

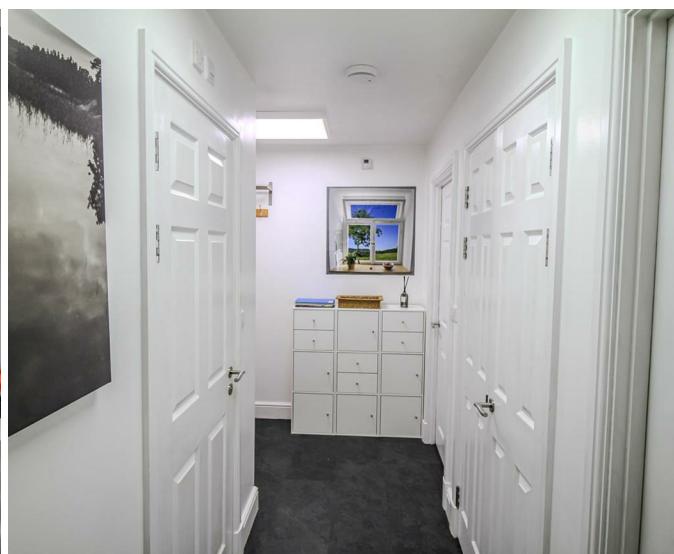
**MINIMUM TENANCY TERM** - 12 months.

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

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

**ELECTRIC SUPPLIER** - Octopus Energy

**WATER SUPPLIER** - Severn Trent Water. The property has a water meter.







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.

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.

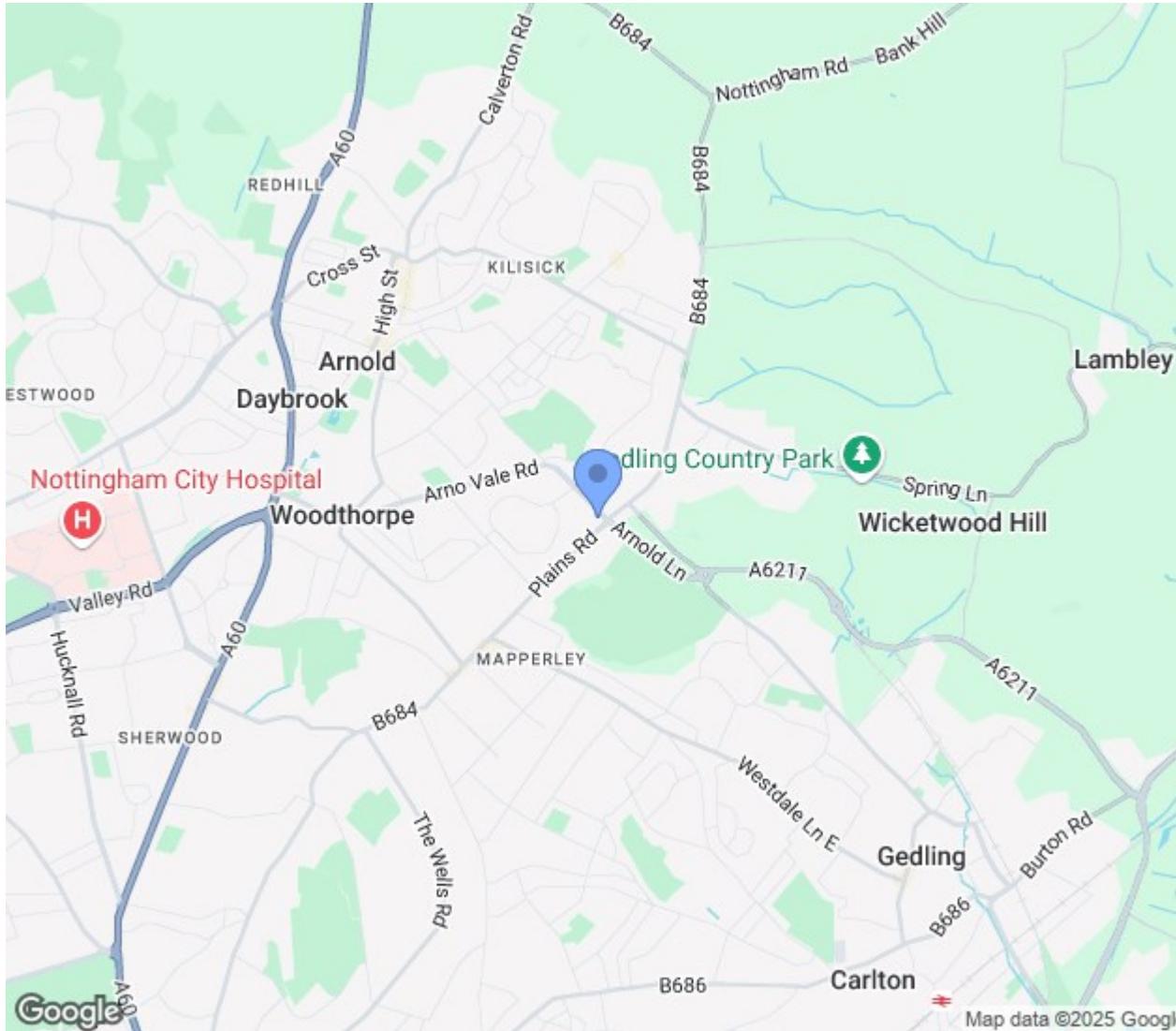
ELECTRIC CAR CHARGER POINT - not available.

ACCESS AND SAFETY INFORMATION - First floor flat. Several steps up to the rear communal door and no lift in the building.

References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references. Should you view a property while it is still occupied by the previous tenant during their final month, please be aware that a new tenancy can only begin once the property is vacant and the Tenancy Agreement has been signed by both you and the Landlord.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C	68	
(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.

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