105B Exchange Road, NG2 6BX

£795 Per Calendar Month

1 1 1 C

Marriotts

105B Exchange Road
, NG2 6BX

- First floor
- Double glazing
- Great location
- One bedroom
- Gas central heating
- Well presented

A well presented first floor, one bedroom flat near West Bridgford town centre.

£795 Per Calendar Month

Overview
The property comprises -

Lobby
With stairs up to the first floor.

Open-plan Lounge and Kitchen
Having two UPVC double glazed windows and two radiators. Grey floorings.

Kitchen Area
To the front elevation with a range of fitted wall and base units including an electric oven and extractor fan.

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

Shower Room
With modern white suite including chrome towel radiator and UPVC double glazed window.

Utility Room

Housing the boiler and having space for a washing machine and tumble dryer.

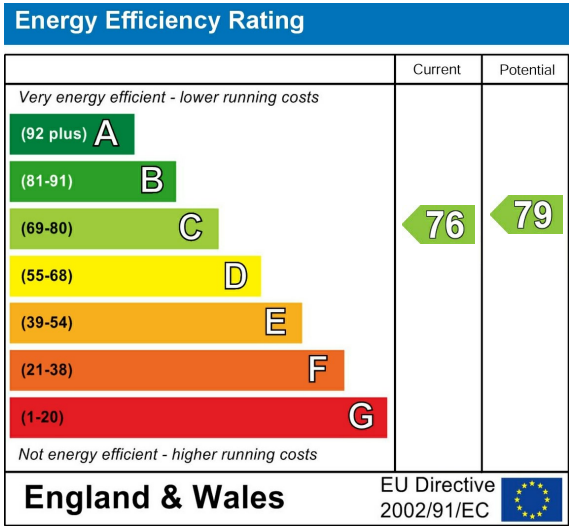
Outside

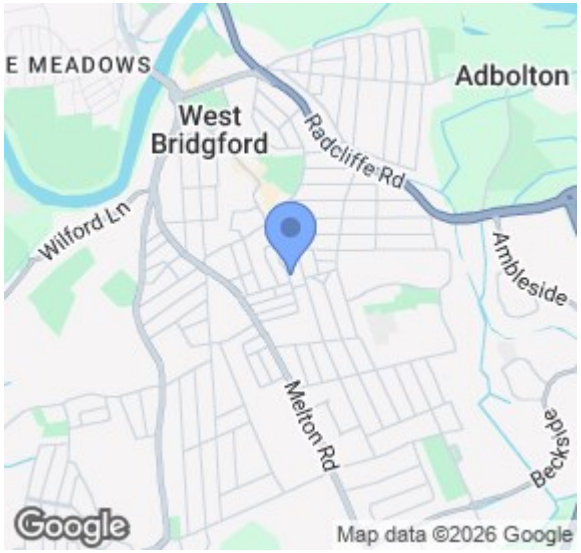
On street parking.

Material Information

RESTRICTIONS - Due to the head lease of the building no pets can be accepted.
DEPOSIT - £917. 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 - August 1st
MANAGEMENT OF TENANCY - Marriotts will be managing the property.
FLOOD RISK: None.
UTILITIES - Mains gas, electric, water and sewerage.
ELECTRIC SUPPLIER - Octopus Energy.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band A - Rushcliffe 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.
ACCESS AND SAFETY INFORMATION - First floor flat - no lift in the building.

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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

naea | propertymark PROTECTED
The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK