



23 The Gables Plains Road, NG3 5LE
£900 Per Calendar Month

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23 The Gables Plains Road, Nottingham, NG3 5LE

With 2 DOUBLE BEDROOMS & 2 BATHROOM this lovely WELL PRESENTED top floor apartment offers electronic GATED ALLOCATED PARKING and secure entry phone system being part of an exclusive development located a short walk of Mapperley Plains' facilities & amenities.



£900 Per Calendar Month



Overview

The property comprises -

Entrance Hallway

With an electric radiator, built-in cupboard housing hot water cylinder and electric immersion heater, video entryphone handset, further storage cupboard with mirrored sliding doors,

Lounge & Open Plan Kitchen

Living Area - with an electric radiator, satellite TV aerial point, telephone point, UPVC double glazed window.

Kitchen Area - being fitted with a range of modern cream base and wood effect wall units, fitted laminate worksurfaces with inset single drainer sink unit, split-level electric oven and hob with filter fan hood over, integrated dishwasher, fridge, freezer and washer/dryer, extractor fan, laminate flooring.

Bedroom 1

With a fitted wardrobe, high-level satellite TV aerial point, telephone point, electric radiator, fitted carpet, UPVC double glazed window.

Ensuite Shower Room

With a modern white suite comprising a shower cubical with shower, wc and basin, wall mounted heated towel rail,

Bedroom 2

Having a fitted wardrobe, telephone point, electric radiator, fitted carpet, UPVC double glazed window.

Bathroom

Having a modern white suite comprising panelled bath with shower attachment, washbasin, low flush w.c., wall tiling, extractor fan, recessed ceiling spotlights, electric shaver point and heated towel rail, laminate flooring, UPVC double glazed window.

Outside

The development has a landscaped rear parking area which is accessed via an electrically-operated gate and there is also a bin storage area and a secure cycle store.

The apartment has an allocated car parking space.

Material Information

RESTRICTIONS - Due to the head lease we cannot accept pets for this property.

DEPOSIT - £1035 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 - End of September, long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains electric, water and sewerage.

ELECTRICITY SUPPLIER - Eon.

WATER SUPPLIER - Severn Trent Water.

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.

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.

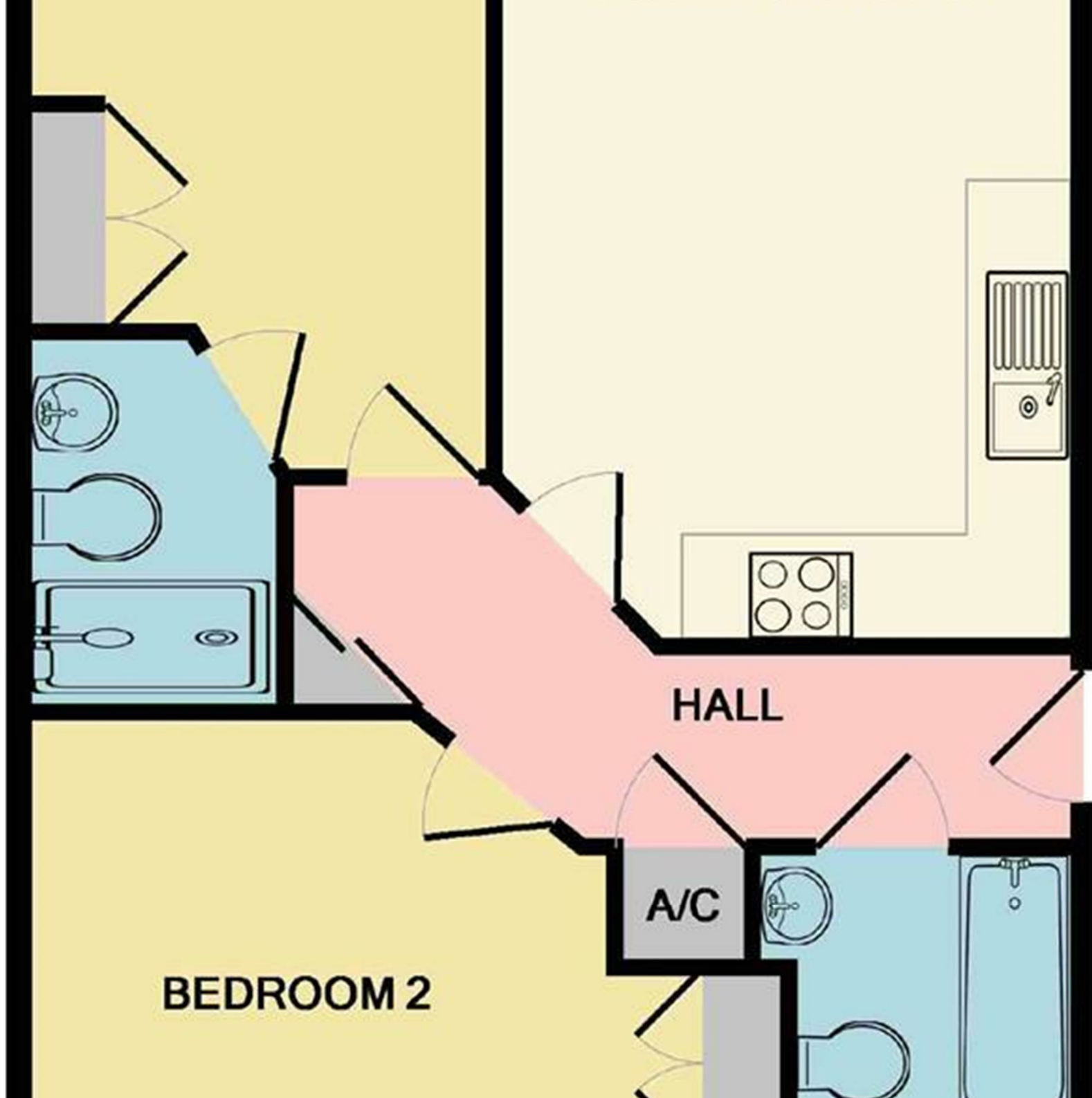
ELECTRIC CAR CHARGER POINT - Not available.

FLOOD RISK - None.

ACCESS AND SAFETY INFORMATION - Top floor flat with no lift in the building.

References and credit checks will be required.

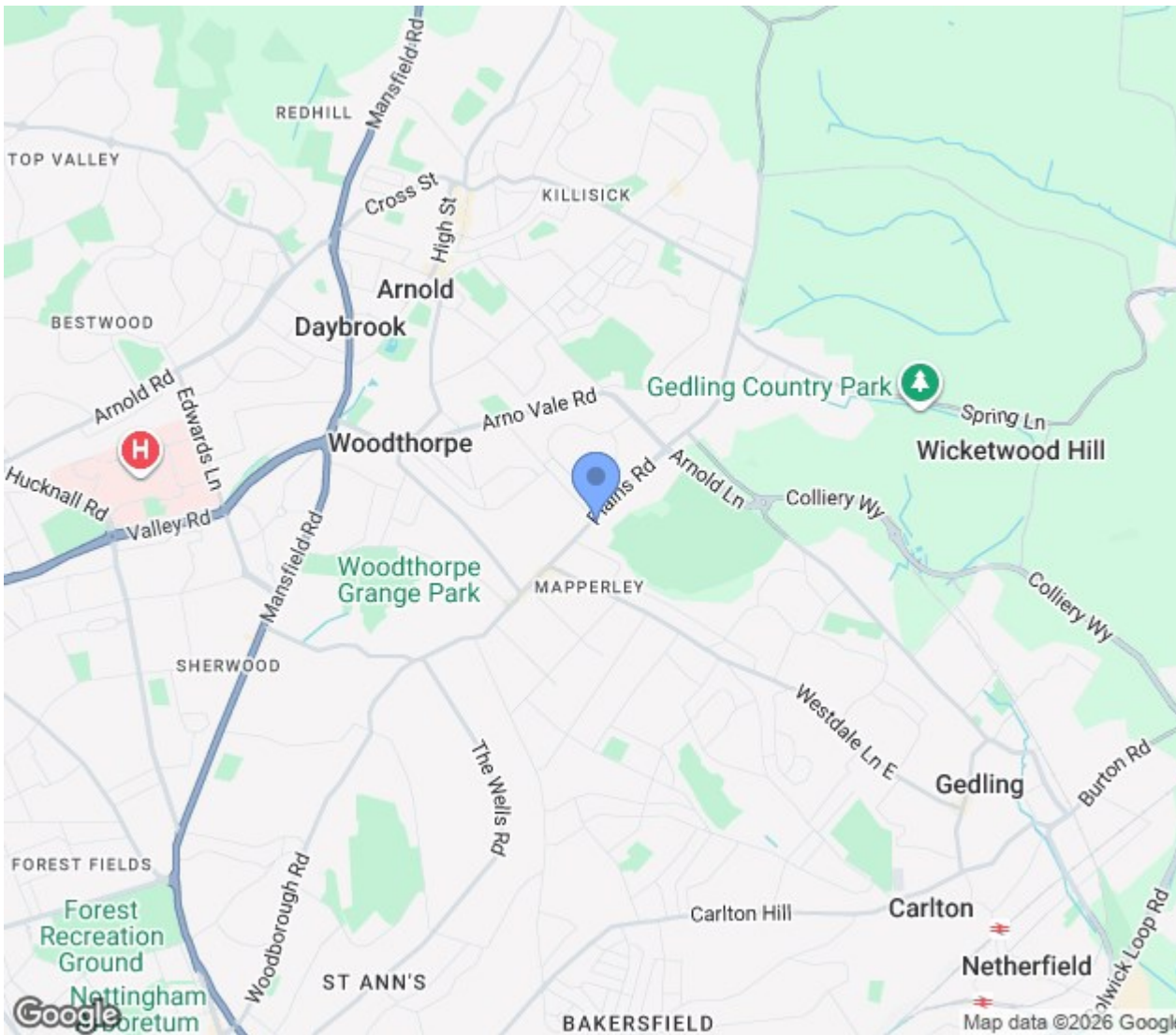




HALL

BEDROOM 2

A/C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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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