



Flat 3, 121 Foxhall Road, NG7 6LH
£995 Per Calendar Month



Marriotts



Flat 3, 121 Foxhall Road, Nottingham, NG7 6LH

- Two bedroom duplex
- Gas central heating
- New carpets
- Refurbished
- Double glazing
- Great location

This top floor duplex apartment has a brand new kitchen and shower room. Conveniently situated giving easy access to the city centre and amenities in Forest Fields. Viewing is a must!



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Entrance Hallway

With new grey carpet and stairs off to the lounge.

Bedroom 1

Having grey carpet, radiator and UPVC double glazed window with blinds.

Bedroom 2

Also with grey carpet, radiator and UPVC double glazed window with blinds.

Kitchen

Brand new fitted kitchen incorporating an electric oven, hob and extractor hood. There is also an integrated fridge with freezer compartment, washing machine, UPVC double glazed window with blinds and plank effect flooring.

Shower Room

Brand new shower suite including sink with vanity unit, chrome towel radiator and vinyl flooring.

Stairs to -

With grey carpet.

Lounge

Having grey carpet, two Velux windows radiator and feature exposed beam.

Outside

Residents on street permit parking.

Material Information

RESTRICTIONS - Due to shared communal areas in the building no pets can be accepted.

DEPOSIT - £1145.00

AVAILABLE - Long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRICITY SUPPLIER - Utility Warehouse.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - Nottingham City 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 - Second floor flat
- No lift in the building.

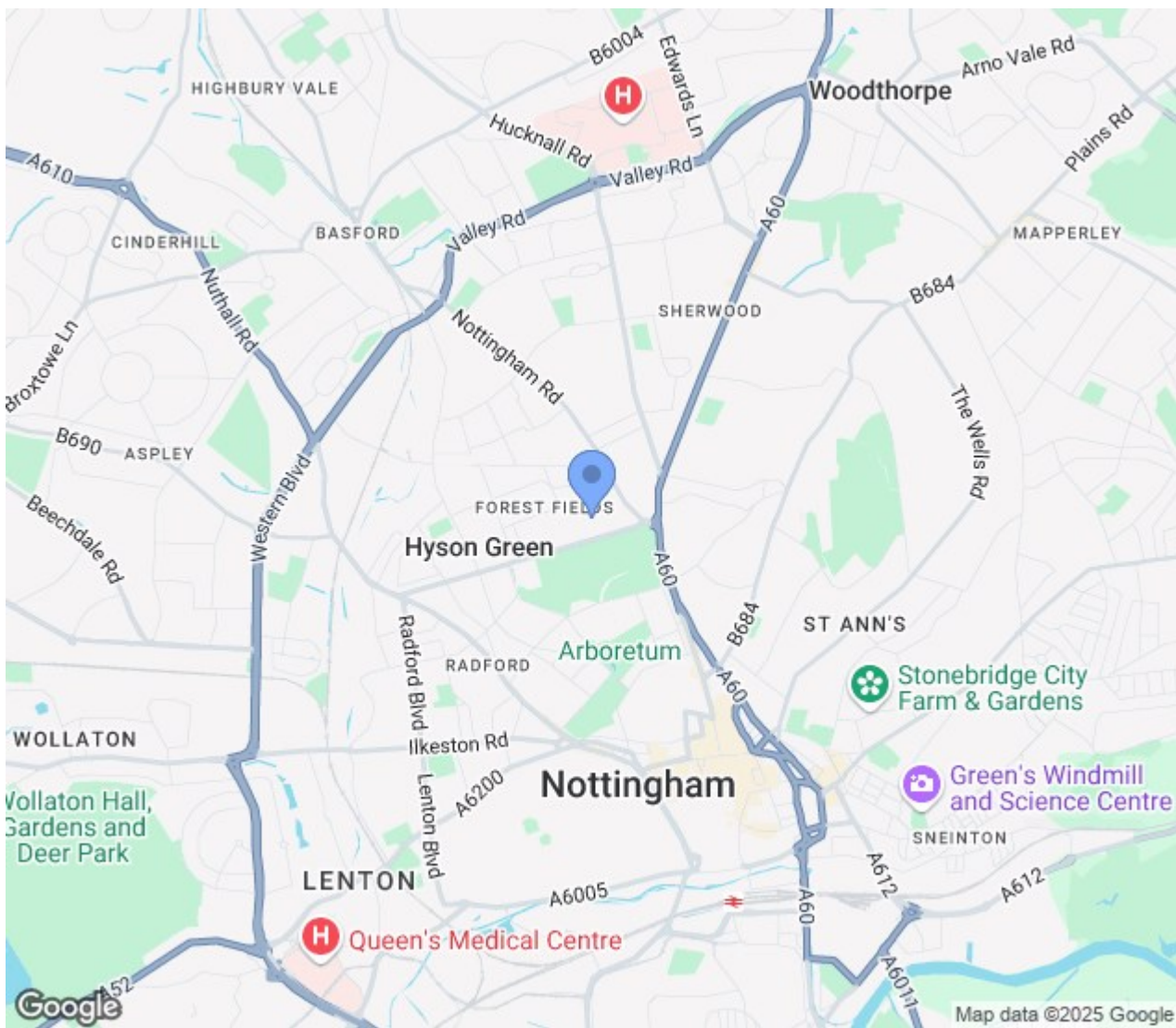
References and credit checks will be required.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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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