



19A Fox Road, West Bridgford, NG2 6AJ
£1,400 Per Calendar Month



Marriotts



19A Fox Road, West Bridgford, Nottingham, NG2 6AJ

- Ground floor
- Super location
- Private garden
- Well presented throughout
- Furnished
- Two bedrooms
- Parking
- Gas central heating

Two bedroom ground floor apartment in the ever popular West Bridgford! Furnished, with allocated parking and a private garden, viewing is essential!

£1,400 Per Calendar Month



Overview

Located on the ground floor of this small and exclusive development opposite the world famous Trent Bridge cricket club is this two bedroom apartment with parking to the front and a private rear garden. This modern apartment is furnished and West Bridgford's Central Avenue is only a few minutes walk away. The accommodation consists of entrance hall, modern kitchen diner/living room, utility room, bathroom, two double bedrooms both with French doors onto the decking and private garden beyond. Also benefitting from gas central heating and double glazing.

Communal Entrance

A delightful communal entrance leads to the three properties in the building.

Entrance Hallway

Leading to all other rooms.



Kitchen and Living Area

With wood effect flooring, double glazed windows and radiator. The kitchen area has a range of fitted wall and base units including fridge freezer, dishwasher, electric oven, hob and extractor hood.

Utility Room

Having a washing machine and storage cupboards.

Bedroom 1

With neutral carpet, radiator and double glazed door leading to the rear garden.

Bedroom 2

With neutral carpet, radiator and double glazed door leading to the rear garden.

Shower Room

With a modern white suite, double glazed window, radiator and storage cupboards.

Outside

To the front is an allocated parking space. To the rear is a private garden with decking and lawn.

Material Information

RESTRICTIONS - Due to the head lease of the building no pets can be accepted.

DEPOSIT - £1615.00.

AVAILABLE - Late August, long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - The Landlord will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Octopus Energy

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Rushcliffe Borough Council.

B R O A D B A N D A V A I L A B I L I T Y -
<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.

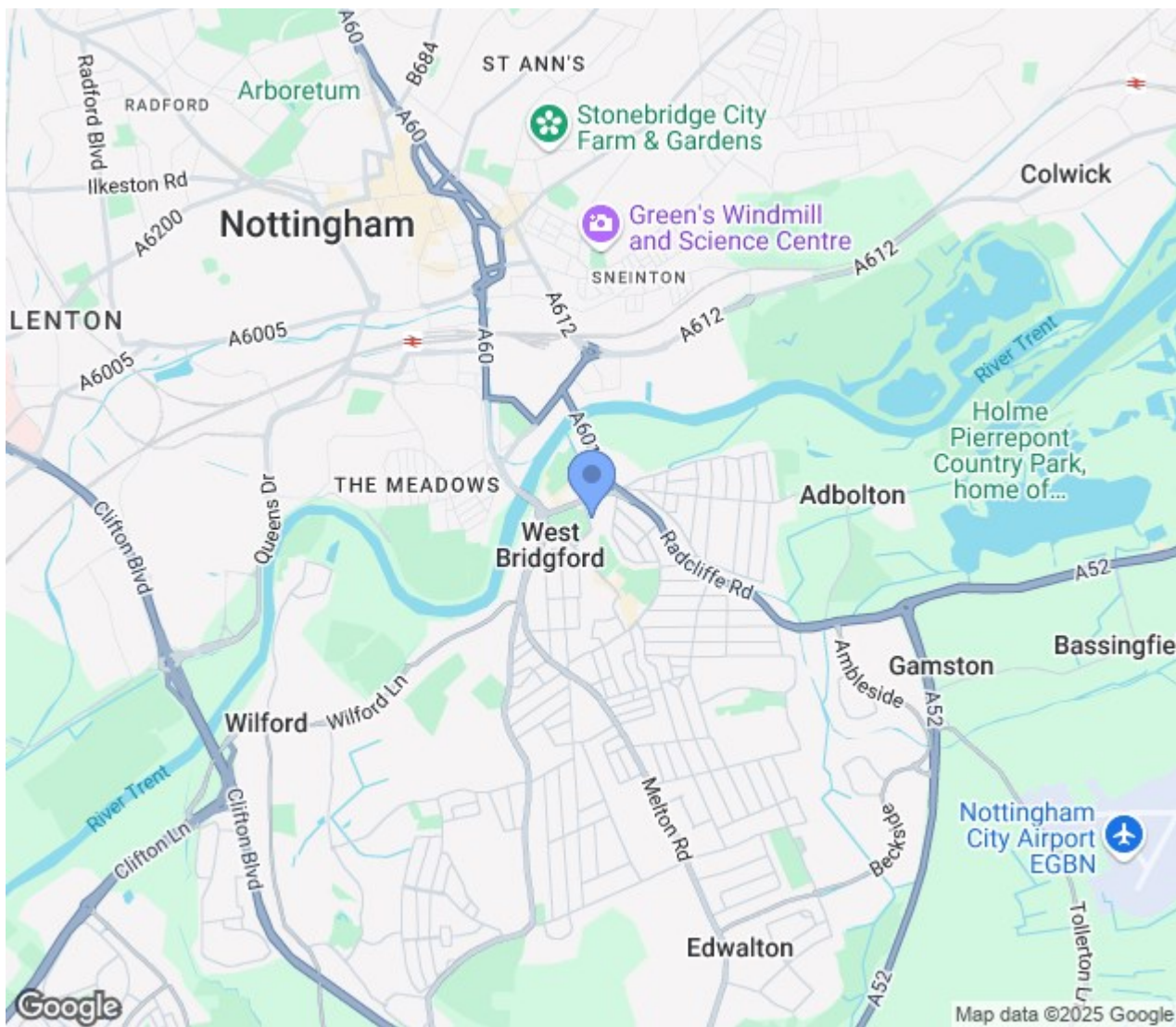
ELECTRIC CAR CHARGER POINT - not available.


ACCESS AND SAFETY INFORMATION - Ground floor flat with level access to the front. Decking at the rear with steps down to the garden.

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	77	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.

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