



6 Windsor House Redcliffe Road, Mapperley Park, NG3 5AX  
£850 Per Calendar Month



Marriotts



# 6 Windsor House Redcliffe Road Mapperley Park, NG3 5AX

- Unfurnished
- First floor
- Small balcony

- Kitchen with oven & hob
- Bathroom with electric shower
- Available immediately!

Forming part of a popular development just off Redcliffe Road, in the highly regarded conservation area of Mapperley Park, this delightful two double bedoomed first floor flat is available immediately!



**£850 Per Calendar Month**



## Overview

Situated in a vibrant neighborhood, residents will enjoy easy access to local amenities, including shops, cafes and parks, making it a wonderful place to live. The excellent transport links nearby further enhance the appeal, allowing for effortless commutes to the city centre and beyond. The property has two double bedrooms, hall with security entry phone, lounge diner, kitchen with integrated oven & hob and bathroom with electric shower. UPVC double glazing, gas central heating via a combination gas boiler and residents parking.

## Entrance Hallway

With entrance door from the communal lobby, security entry phone, radiator, shelved cupboard with RCD board, double cloaks cupboard and separate airing cupboard.

## Lounge

Two UPVC double glazed windows and radiator.

## Kitchen

A range of units with wood effect worktops with inset stainless steel sink unit and drainer and tiled splashbacks. Integrated electric oven and four ring halogen hob with filter hood, plumbing for a washing machine, wall mounted Main combination gas boiler, tiled floor and UPVC double glazed window.

## Bedroom 1

UPVC double glazed window and radiator.

## Bedroom 2

Radiator, window and door leading out to a small balcony.

## Bathroom

With a white suite comprising a bath with full height tiling and electric shower over, pedestal wash basin and toilet. Radiator, tile effect floor covering, extractor fan and UPVC double glazed window.

## Outside

The building stands within pleasant communal maintained grounds and there is also residents parking.

## Material Information

**RESTRICTIONS** - No smoking is allowed in the property. Due to the head lease of the building no pets can be accepted.

**DEPOSIT** - £980

**AVAILABLE** - Now

**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** - British Gas.

**WATER SUPPLIER** - Severn Trent Water.

**COUNCIL TAX** - Band A - Nottingham City 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.







**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.

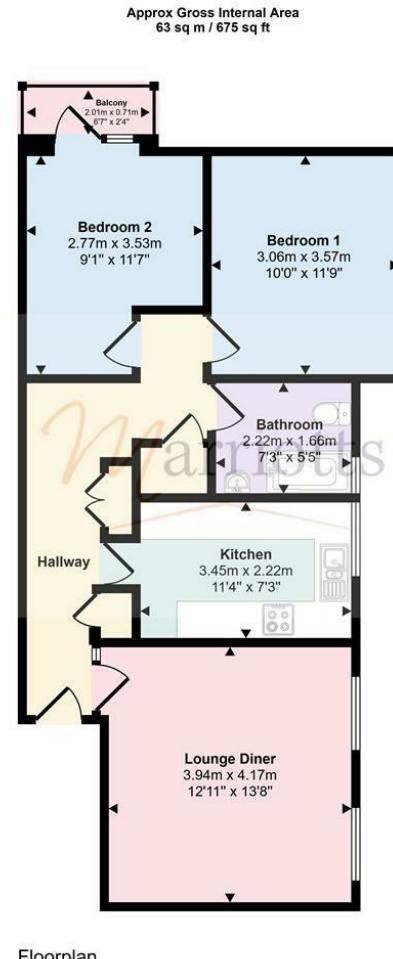
**E L E C T R I C C A R C H A R G E R P O I N T** - not available.

**A C C E S S A N D S A F E T Y I N F O R M A T I O N** - First floor flat with stairs, there is 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.

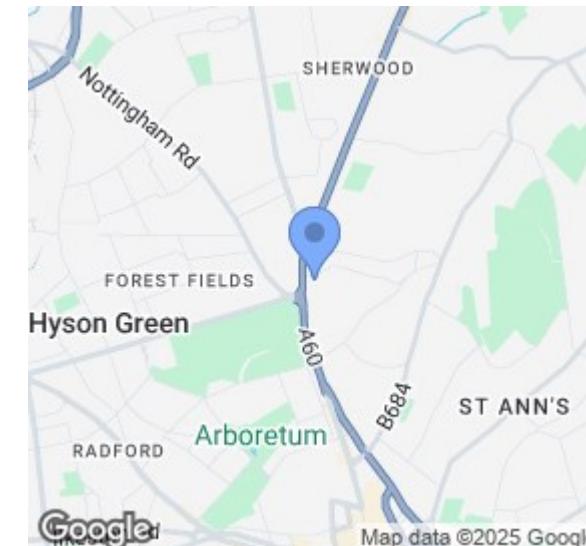






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	71
(69-80) C		
(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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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).

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