10 Clarendon Court Mansfield Road, NG5 2BS

£950 PCM

2 1 1 D

Marriotts

10 Clarendon Court Mansfield Road, Nottingham, NG5 2BS

- Top floor apartment
- Spacious dining kitchen
- Modern bathroom
- Lounge with front balcony
- Two double bedrooms
- Lift in the building

SPACIOUS TOP FLOOR APARTMENT with balcony! Great location for the City Centre and the Forest Recreation Ground. Lift access in the building, UPVC double glazing and gas central heating. Available early November.

£950 PCM

Communal entrance

On the ground flor with stairs to all floors, lift, post boxes - take the stairs or lift to the top floor where you will find the apartment entrance door.

Apartment entrance lobby

With entrance door from the communal landing, security entry phone, radiator and secondary door through to the hallway. With two large double cloaks cupboards, one housing gas central heating boiler, doors to both bedrooms, bathroom and lounge.

Lounge

Lovely spacious room with UPVC double glazed window and double glazed sliding patio door leading out to the balcony. TV aerial point, telephone point, radiator and large opening through to the kitchen diner.

Kitchen/dining area

The dining area has a UPVC double glazed side aspect window and radiator.
The kitchen area has a range of modern wall and base units with wood effect worktops incorporating a stainless steel sink unit and drainer with tiled splashbacks, an electric oven, four ring ceramic hob and brushed steel extractor canopy, washer/dryer and fridge/freezer. With vinyl flooring and UPVC double glazed rear aspect window.

Bedroom 1

Built-in wardrobes to one wall with sliding doors and shelving. UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bathroom

With a modern white suite including full-height tiling around the bath, shower attachment over and glass screen. Washbasin, toilet, ladder towel rail, airing cupboard, extractor fan and UPVC double glazed rear window.

Outside

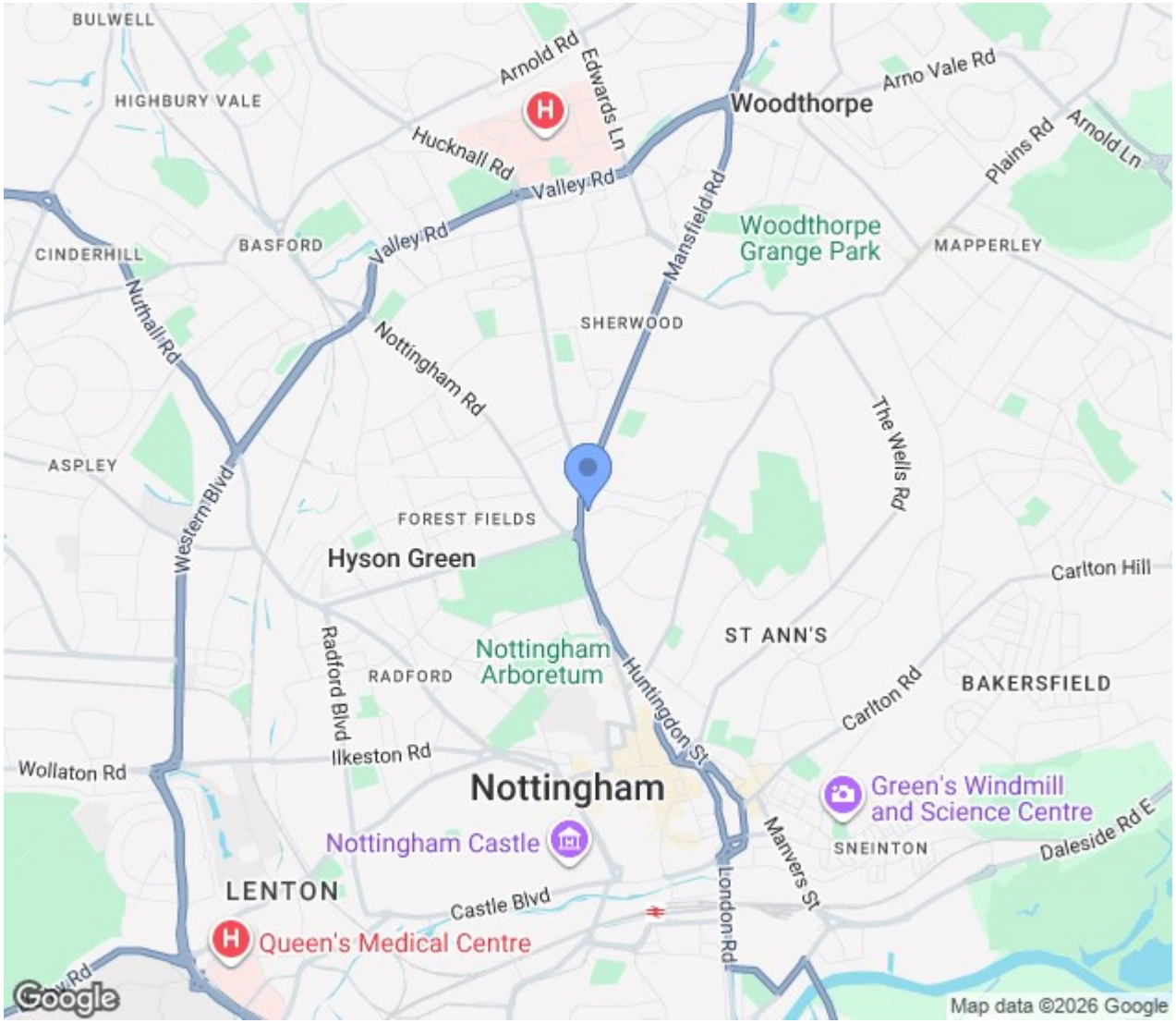
The building stands within communal grounds and has a shared residents parking, a permit available - please note no specific parking space is allocated to the property, the residents parking is shared on a first come basis.

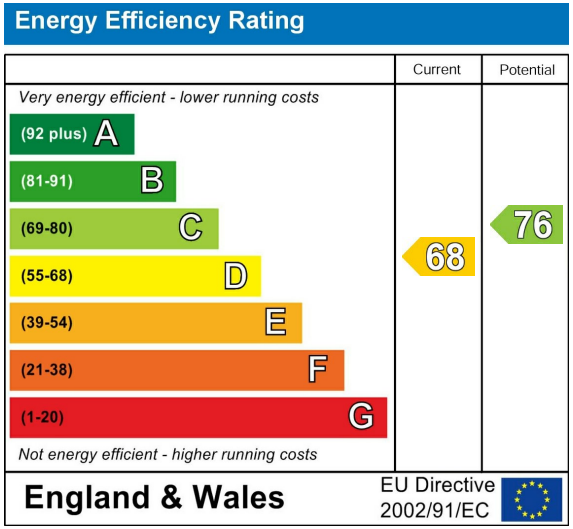
Material Information

RESTRICTIONS - No smoking is allowed in the property. Due to the head lease of the building no pets can be accepted. No young children due to high floor and balcony.
AVAILABLE - Unfurnished/part furnished.
DEPOSIT - £1096 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 - Early March.

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 - E'on.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band B - Nottingham City Council.
FLOOD RISK: Very low.
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 - Top floor flat with one step to the communal entrance. Stairs and lift in the building.

References and credit checks will be required.





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.

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

www.Marriotts.net

naea | propertymark PROTECTED

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK