



148 Gardenia House, Arnold, Edison Way, NG5 7NJ
£875 Per Calendar Month

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148 Gardenia House, Arnold, Edison Way, Nottingham, NG5 7NJ

- Redecorated & new floorings
- UPVC double glazing
- Views over green to front
- 2nd floor 2 bedroom apartment
- Allocated parking
- Close to amenities

Available now, this second floor two bedroom apartment has been redecorated and has new floorings. With a spacious open plan living area and Juliet balcony giving views over a green, viewing is a must.



£875 Per Calendar Month



The accommodation comprises:-

Communal entrance

With post boxes, door opening to communal hallway and stairs to all floors.

Hallway

With new plank effect vinyl flooring, electric wall heater, cupboard housing hot water tank and entry phone.

Bedroom 2

With rear aspect UPVC double glazed window, wall mounted electric heater and new grey carpet.

Bedroom 1

Being rear aspect with UPVC double glazed window, wall mounted electric heater, fitted wardrobe and new grey carpet.

Bathroom

With modern white suite comprising panel enclosed bath with shower and screen over, wc, basin, heated towel rail, part tiled walls, vinyl floor.

Lounge

Being spacious with new plank effect vinyl flooring, UPVC double glazed French doors opening to a Juliette balcony, wall mounted electric heater, open plan to:

Kitchen

With a range of modern light wood effect wall and base units, laminate worksurfaces, electric oven, electric hob and extractor over, washing machine*, stainless steel single bowl sink unit with mixer tap and tiled floor.
*Please note this item is goodwill only and won't be repaired or replaced by the landlord.

Outside

The property has one allocated parking space and overlooks a communal maintained green area from the living room.

Material Information

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

DEPOSIT - £1000

AVAILABLE - Now, long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Mains will be managing the property.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water. The property has a water meter.

COUNCIL TAX - Band B - 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.

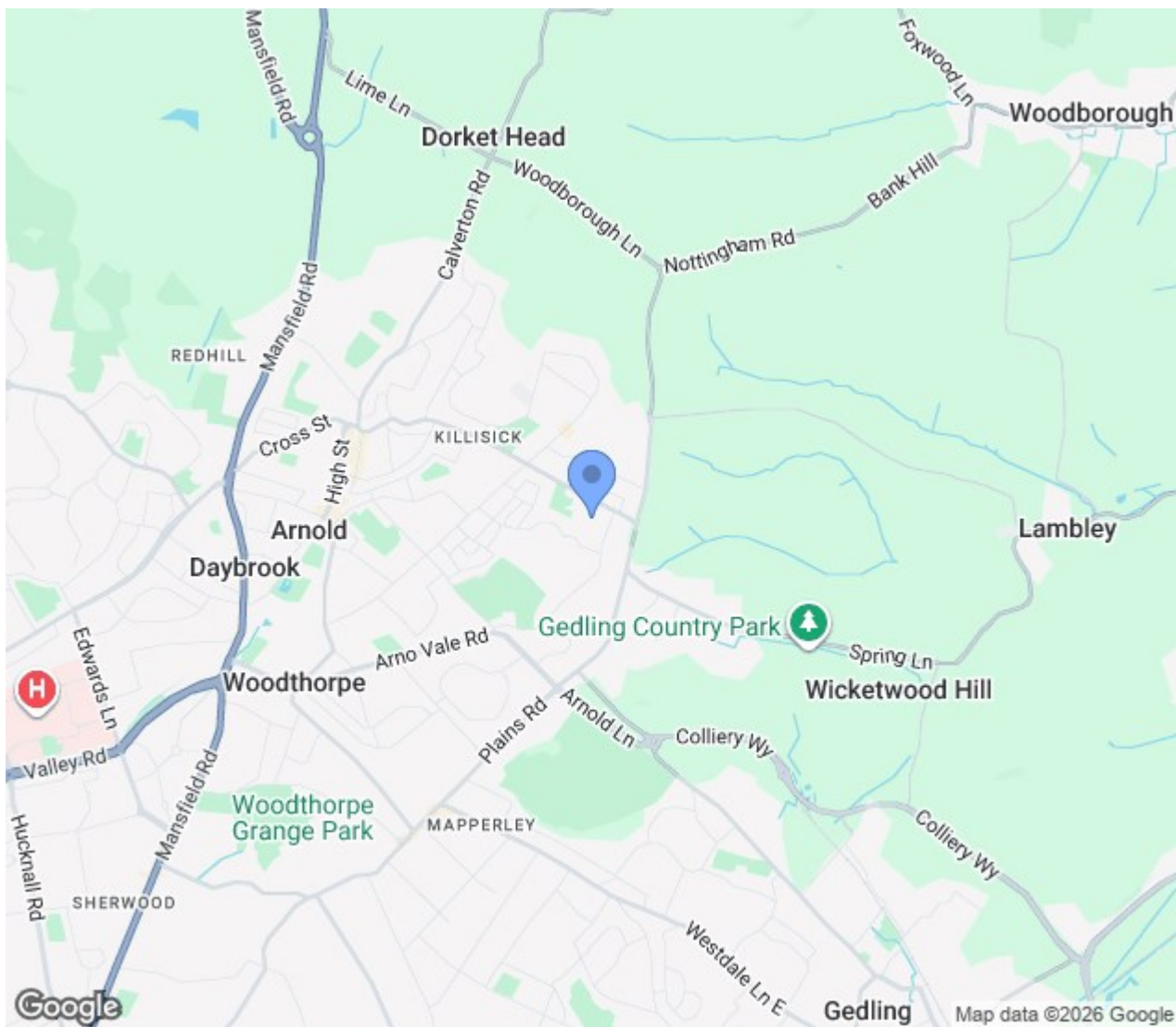
ELECTRIC CAR CHARGER POINT - not available.

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		84
(69-80) C	77	
(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.

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.
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