



Flat 3, 51 Beech Avenue, NG7 7LJ

£845 Per Month





# Flat 3, 51 Beech Avenue , NG7 7LJ

- One bedroom
- Top floor
- Gas central heating
- Easy access to the city centre
- Part furnished
- Well presented
- Double glazing

A part furnished, well presented, top floor one bedroom apartment giving easy access to the city centre and nearby amenities.

**£845 Per Month**



## Overview

The property comprises -

## Entrance Hallway

## Open Plan Living Kitchen

The spacious open-plan living, kitchen, and dining area has a fully equipped modern kitchen, including a built-in fridge, washing machine, oven, and quartz worktops.

\*Please note that the television is not included.

## Bedroom

The double bedroom is a generous size and has a large separate wardrobe.

## Shower Room

The modern shower room features a large shower, sink with vanity unit, toilet and chrome towel radiator.



## Outside

On street parking, no permit required.

## Material Information

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

**DEPOSIT** - £975.00 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** - 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

**FLOOD RISK** - No

**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.

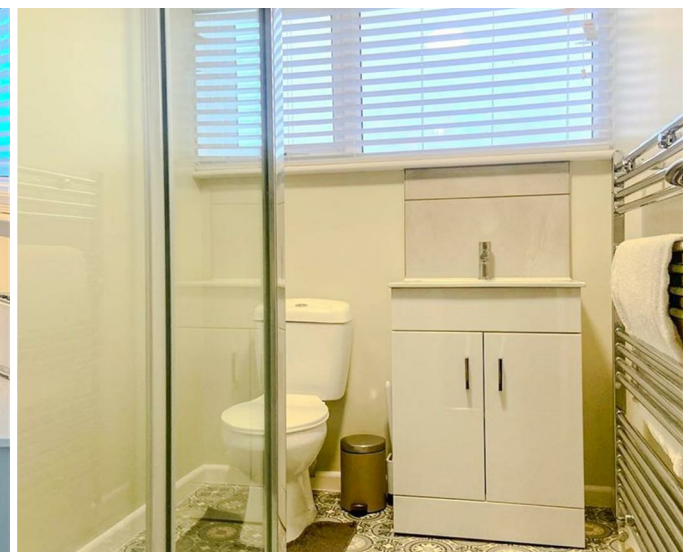
**M O B I L E S I G N A L / C O V E R A G E** -

<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.

**ELECTRIC CAR CHARGER POINT** - Not available.

**ACCESS AND SAFETY INFORMATION** - Second floor flat  
- No lift in the building.

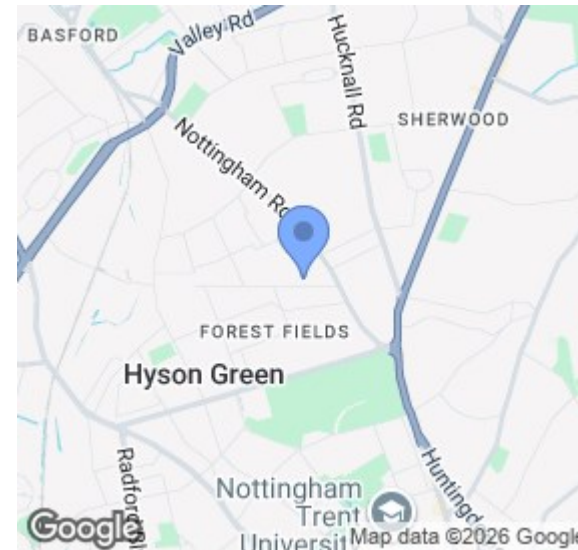
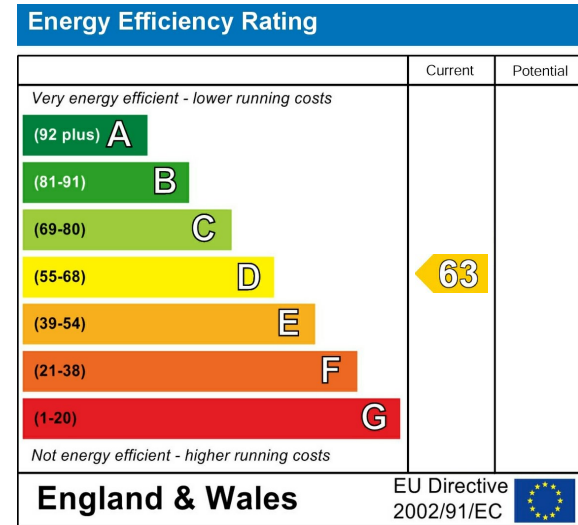
References and credit checks will be required.











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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