



437b Westdale Lane, Mapperley, NG3 6DH
£900 Per Calendar Month



Marriotts



437b Westdale Lane, Mapperley, Nottingham, NG3 6DH

- Ground floor maisonette
- Private rear garden
- Parking for one car
- Immaculate throughout
- Gas central heating
- Short walk to amenities

An IMMACULATE 2 BEDROOM ground floor maisonette has a private rear GARDEN area and driveway parking! Finished to an extremely high standard and located just a few minutes walk of local amenities. AVAILABLE NOW, long term.

£900 Per Calendar Month



Overview

This lovely property is located towards the top end of Westdale Lane just minutes walk of the popular amenities and shopping facilities of Mapperley Top. Having just been redecorated, the apartment is finished to a high standard with quality fixtures and fittings throughout including Karndean flooring, blinds to all windows, solid oak doors, modern fitted kitchen and bathroom suite along with the benefit of a private enclosed patio rear garden and off street parking for one car.

With gas central heating, alarm and double glazing, the property is available now!

The accommodation comprises:-

Entrance hall/utility

With composite front door, fitted cupboard housing combination gas central heating boiler, washing machine.



Living room / Kitchen

Irregular shaped L shaped room which narrows to 10'05" in the kitchen area with light oak effect Kardean flooring throughout.

Living area - with UPVC triple glazed front aspect window, 2 radiators, large storage cupboard.

Kitchen - with a modern fitted kitchen comprising of cream base and wall units, integrated electric oven, ceramic hob and extractor over, dishwasher, recess for fridge/freezer, stainless steel sink unit with mixer tap, tiled splashback, UPVC triple glazed window.

Inner hallway

With Kardean flooring, composite side entrance door, 2 x UPVC triple glazed windows, storage cupboard.

Bathroom

With a modern fitted white suite comprising a panel enclosed p-shape bath with chrome shower over and glass screen, wash hand basin inset into a vanity unit, WC, chrome ladder style heated towel rail, large fitted mirror and quality wall tiling.

Bedroom 1

With rear aspect UPVC triple glazed window, fitted wardrobe and radiator.

Bedroom 2

With UPVC door opening to rear patio garden, radiator.

Outside

The property has a parking space for 1 car to the front, and to the rear an enclosed private low maintenance paved patio garden.

Material Information

RESTRICTIONS - With regret we cannot accept pets for this property due to the property being leasehold.

DEPOSIT - £1035

AVAILABLE - Now, long term.

INITIAL TENANCY TERM - 12 months.







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

UTILITIES - Mains gas, electric, water and sewerage.

ELECTRICITY & GAS SUPPLIER - Utility Warehouse.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - 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.

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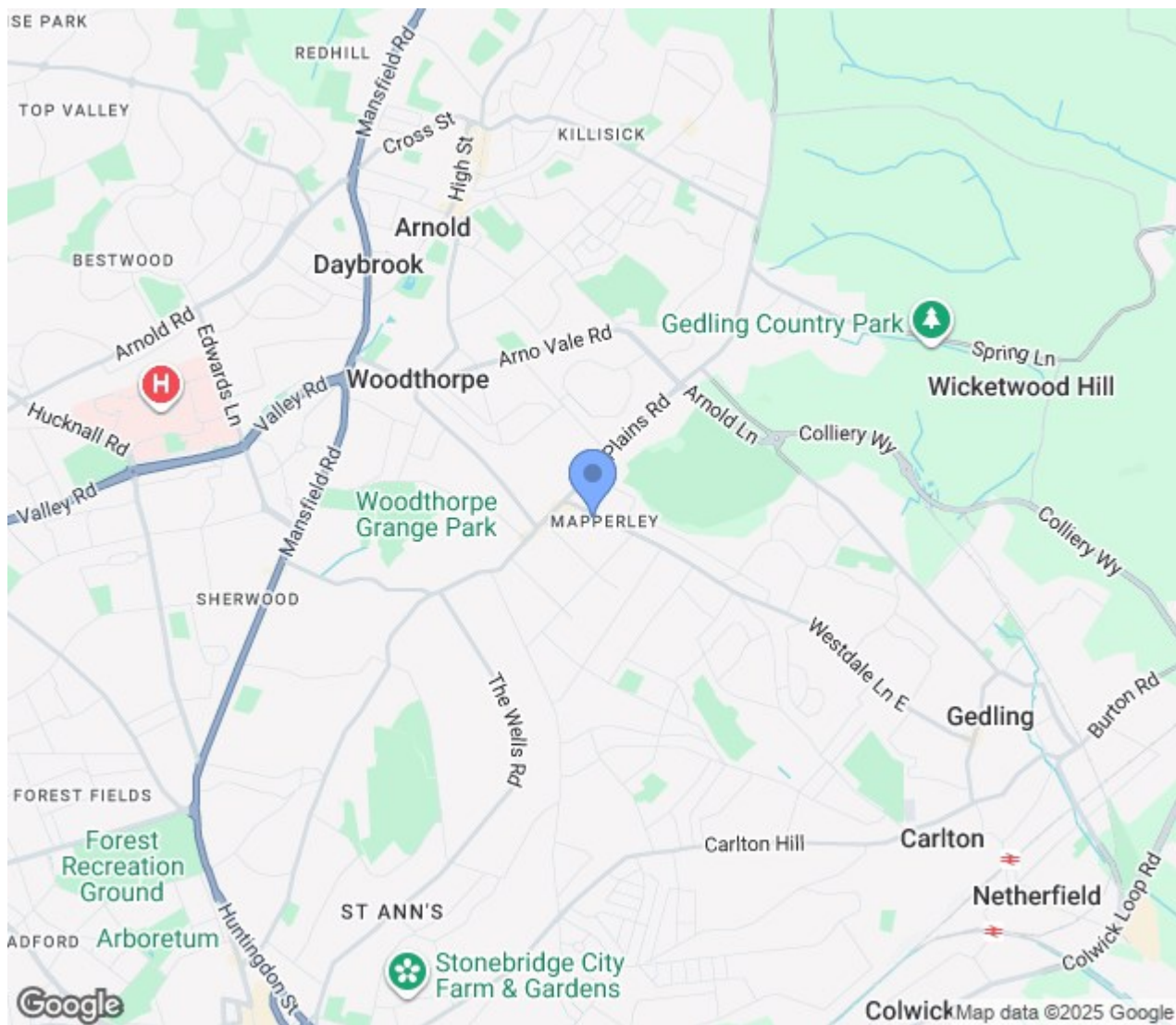
ELECTRIC CAR CHARGER POINT - Not available.

ACCESS AND SAFETY INFORMATION - Level access to front and rear.


References and credit checks will be required.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 	

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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