



7 Frobisher Gardens, Daybrook, NG5 6ET  
£675 Per Calendar Month





# 7 Frobisher Gardens, Daybrook, Nottingham, NG5 6ET

- Top floor
- Double glazing
- One bedroom
- Gas central heating
- Easy access to the City Hospital
- Large living area

A top floor one bedroom flat with gas central heating and double glazing. Close to amenities and the city hospital.

**£675 Per Calendar Month**



## Overview

The property comprises -

## Entrance Hallway

With radiator and cupboard housing the boiler. There is also a large storage cupboard (not shared) on the communal landing.

## Lounge Area

Having two UPVC double glazed windows, radiator and open plan into -

## Kitchen Area

With freestanding double electric oven UPVC double glazed window and a range of wall and base units.

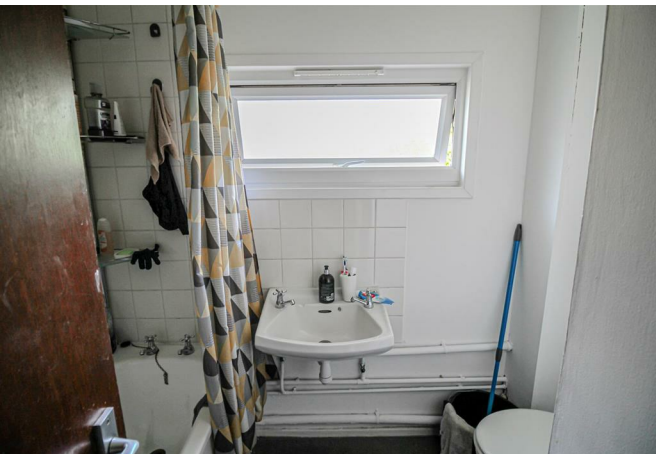
## Bedroom

With radiator and UPVC double glazed window.

## Outside

Plenty of parking (not permit).

## Material Information



**DEPOSIT - £775.00**

**HOLDING DEPOSIT:** 1 weeks rent - payable once the Landlord accepts your application, subject to contract.

**AVAILABLE -** Mid May.

**RESTRICTIONS:** No pets or children can be accepted due to the property being a top floor 1 bedroom flat.

**MANAGEMENT OF TENANCY -** Marriotts will be managing the property.

**HEATING -** Gas central heating.

**UTILITIES -** Mains gas, electric, water and sewerage.

**ENERGY SUPPLIER -** Eon.

**WATER SUPPLIER -** Severn Trent Water.

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

**FLOOD RISK -** None.

**ACCESS AND SAFETY INFORMATION -** Top floor flat with no lift in the building.

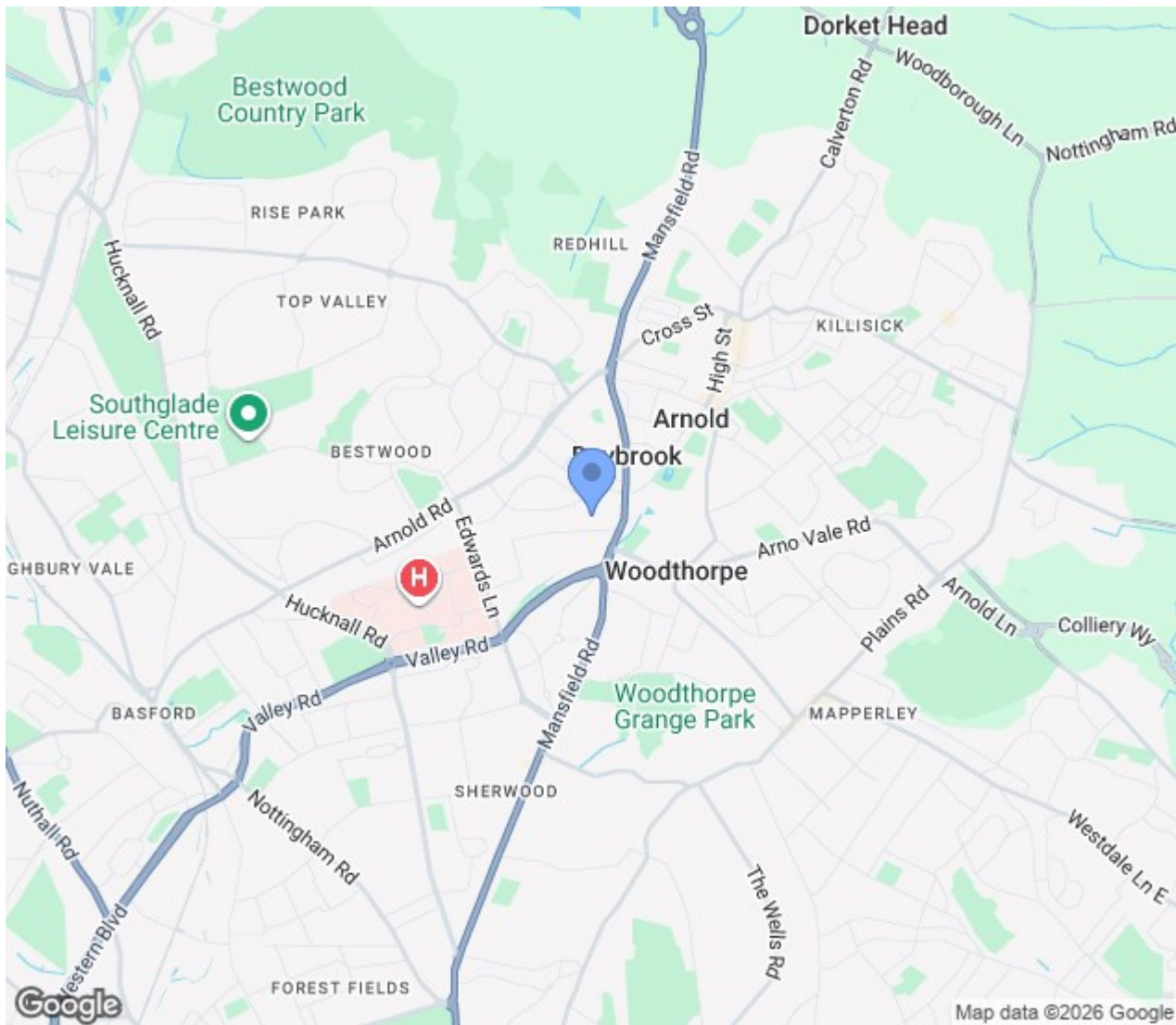
References and credit checks will be required.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.
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.

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[www.marriotts.net](http://www.marriotts.net)

