



11 Montague Street, NG6 8EU
£795 Per Calendar Month

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Marriotts



11 Montague Street, Nottingham, NG6 8EU

- Two bedrooms
- Gas central heating
- Low maintenance garden
- Double glazing
- Great location
- Close to shops and amenities

This two bedroom property is conveniently situated close to all the amenities in Bulwell.

£795 Per Calendar Month



Lounge

Having a radiator, UPVC double glazed window and decorative fireplace.

Dining Kitchen

With a range of fitted wall and base units, electric oven, radiator, vinyl flooring and UPVC double glazed window.

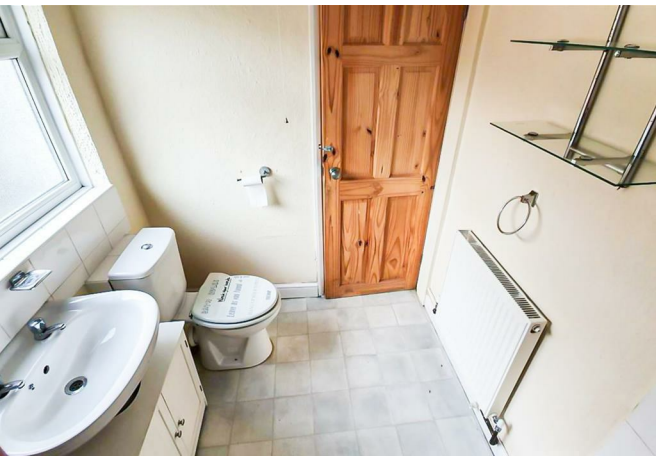
Lobby

With door to the rear garden.

Bathroom

Having a white suite incorporating a shower of the bath, radiator, vinyl flooring and UPVC double glazed window.

Stairs and Landing



Bedroom 1

To the front with radiator and UPVC double glazed window.

Bedroom 2

To the rear with radiator and UPVC double glazed window.

Outside

A low maintenance rear garden.

Material Information

DEPOSIT - £915. 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

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

FLOOD RISK: No

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - British Gas.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Nottingham City Council Band A.

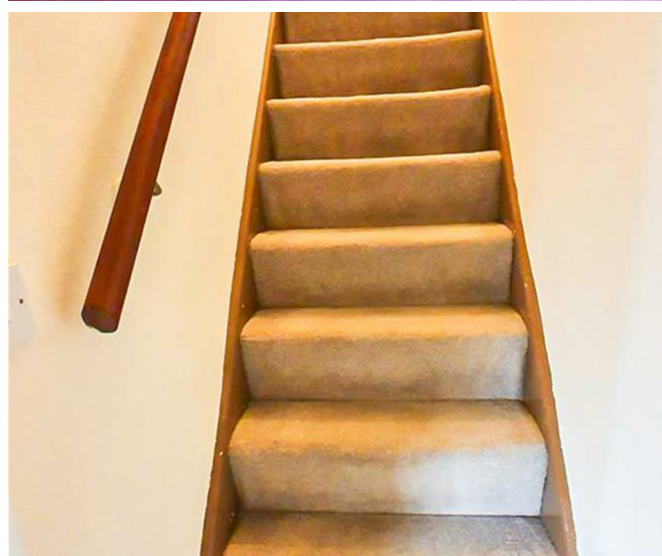
BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

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 - Level access. The neighbours have access through the rear garden to bring wheelie bins in and out etc.

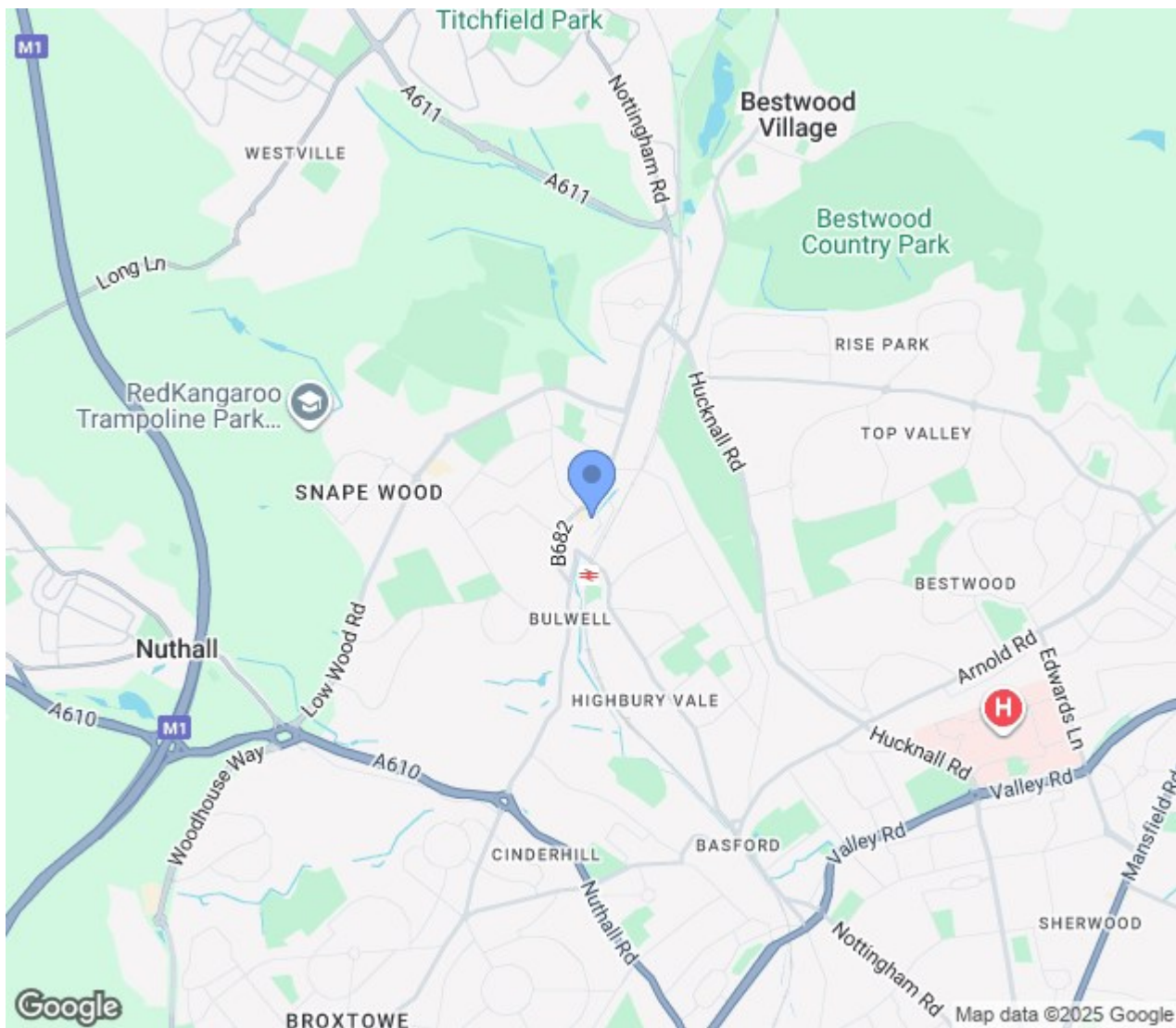
References and credit checks are mandatory. It is important to note that any tenancy application approved by the Landlord is subject to contract and satisfactory references.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(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.
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.