



3 Lowater Place, Carlton, NG4 1JF
£895 Per Calendar Month

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3 Lowater Place, Carlton, Nottingham, NG4 1JF

- Ground floor apartment
- Refurbished kitchen & bathroom
- Near to bus routes
- Two bedrooms
- Gas central heating
- Secure gated parking

A two bedroom ground floor apartment benefitting from gas central heating, UPVC double glazing and allocated parking. Conveniently situated next to shops, amenities and a bus route.

£895 Per Calendar Month



Overview

A two bedroom ground floor apartment benefitting from gas central heating, UPVC double glazing and allocated parking. Conveniently situated next to shops, amenities and a bus route.

Entrance Hall

With laminate flooring and storage cupboard.

Open plan Lounge/Kitchen

With UPVC double glazed window, and UPVC double glazed door, laminate flooring and access to the kitchen area:-

Fitted Kitchen

With a range of new white wall and base units, electric oven and gas hob, washing machine, fridge/freezer and new vinyl flooring.



Bedroom 1

With laminate flooring, radiator, built in wardrobe and UPVC double glazed window with Venetian blind.

Bedroom 2

Having laminate flooring, radiator and UPVC double glazed window with Venetian blind.

Bathroom

Refurbished with a modern white suite comprising of bath with shower over, wc and basin, radiator, cabinet, illuminated mirror and new vinyl flooring.

Outside

There is an allocated parking space and gated entry.

Material Information

COUNCIL TAX BAND - Gedling Borough Council, Band A.

DEPOSIT - £1030 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.

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

AVAILABLE - Now, long term

MINIMUM TENANCY TERM - 12 months

MANAGEMENT - The landlord will be managing the property.

UTILITIES - Mains electric, water and sewerage

ELECTRIC SUPPLIER - Octopus Energy

WATER SUPPLIER - Severn Trent Water.

FLOOD RISK - Very low.

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





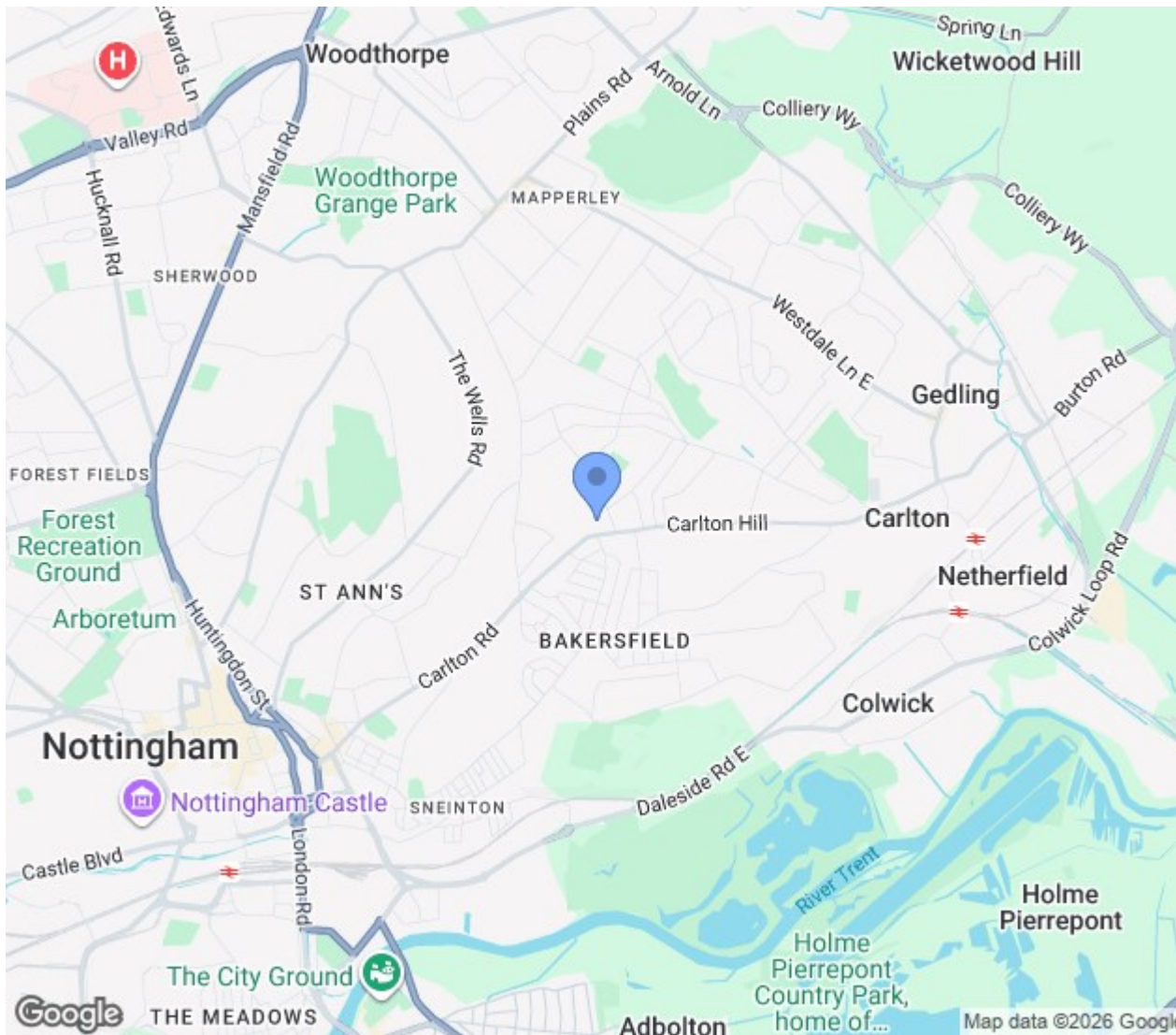
ELECTRIC CAR CHARGER POINT - Not available
ACCESS AND SAFETY INFORMATION - Ground floor.

References and credit checks will be required.





LOWATER
PLACE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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.
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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