



64A Main Street, Lambley, NG4 4PP
£725 Per Calendar Month



Marriotts



64A Main Street, Lambley, Nottingham, NG4 4PP

- One bedroom
- Gas central heating
- Village location
- Well presented
- Double glazing
- First floor

A well presented one bedroom first floor flat situated in Lambley.

£725 Per Calendar Month



Overview

The property comprises -

Entrance hallway

With UPVC front door, tiled floor and stairs up to -

Entrance area

With wood effect LVT flooring and radiator.

Kitchen

Having a range of white wall and base units, dark granite effect worktops, stainless steel sink and drainer, electric oven, ceramic hob and extractor hood. Wood effect LVT flooring, UPVC double glazed window with blind, washer/dryer* and fridge freezer*. *Please note these items are goodwill only and will not be repaired or replaced by the landlord.



Lounge

Also with wood effect LVT flooring, electric fire, two UPVC double glazed windows, radiator and beamed ceiling.

Bedroom

Having grey carpet, built in wardrobes and shelving, radiator, two UPVC double glazed windows and beamed ceiling.

Bathroom

Having a white suite incorporating a shower over the bath, wood effect LVT flooring, chrome towel radiator and combi boiler.

Outside

Small area.

Material Information

RESTRICTIONS - No smoking is allowed in the property.

DEPOSIT - £805

AVAILABLE - Now

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

ENERGY SUPPLIER - Octopus Energy.

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.

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 - Low.

ACCESS AND SAFETY INFORMATION - Level access.
First floor flat with no lift.



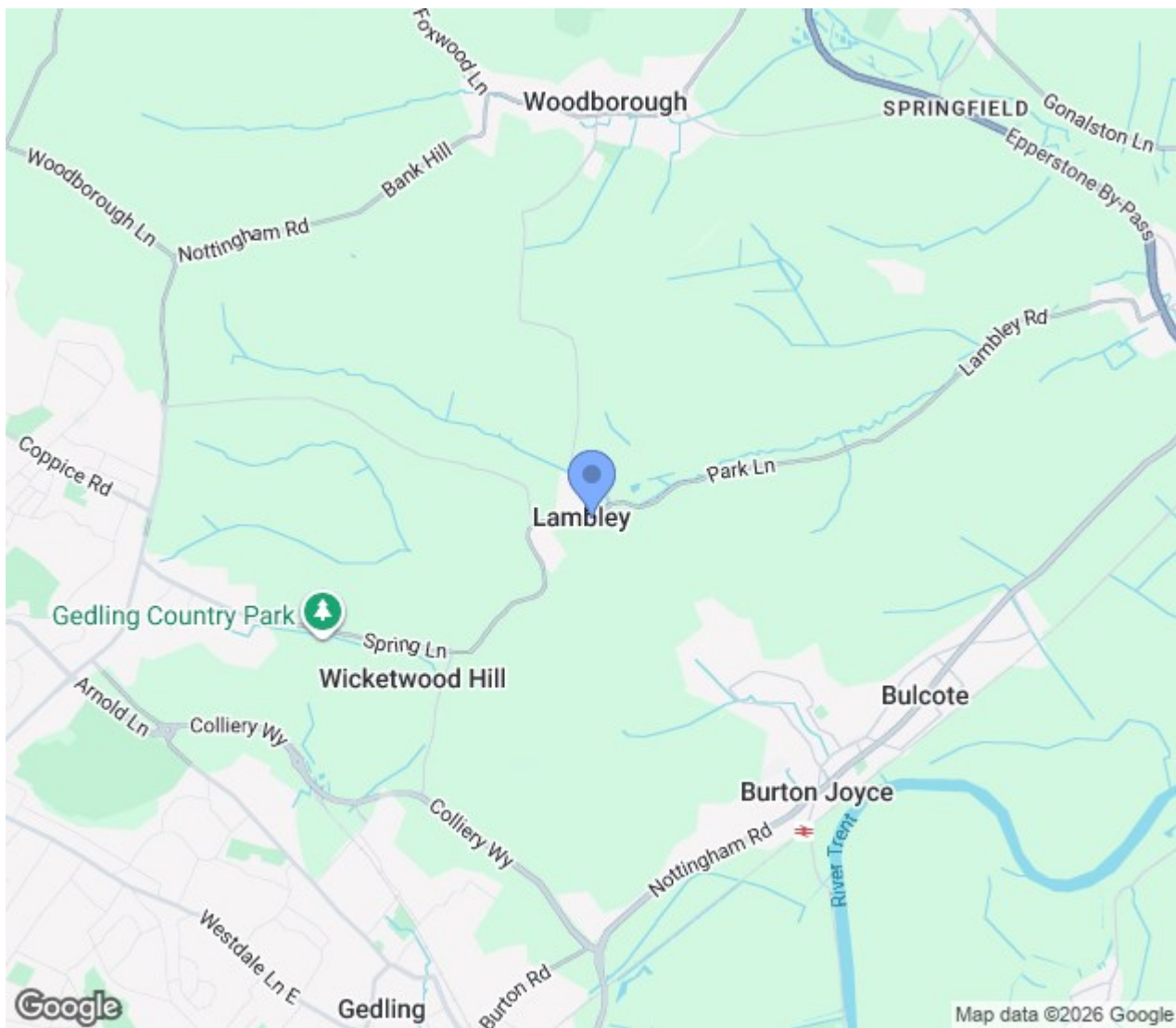


References and credit checks are mandatory.





64A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(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.
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