



1 Shires Drive, Mapperley, NG3 5JJ

£975 PCM



Marriotts



1 Shires Drive, Mapperley, Nottingham, NG3 5JJ

- Refurbished
- Gas central heating
- Allocated parking
- Two bedrooms
- Double glazing
- Great location

A well presented two bedroom end townhouse that has been redecorated and has new floorings throughout. Conveniently situated giving easy access via a short drive or regular bus services to the City Centre and City Hospital.



£975 PCM



Overview

The property comprises -

Entrance Hallway

With UPVC double glazed door, matting, new carpet and stairs to the first floor.

Cloakroom

Having a white suite, radiator, extractor fan and new vinyl flooring.

Lounge Area

With new carpet, two radiators, UPVC double glazed window with vertical blinds to the front and UPVC double glazed French doors with vertical blinds leading to the low maintenance patio area.

Kitchen Area

Having a range of light wood effect wall and base units incorporating a freestanding electric oven with extractor hood, stainless steel sink and drainer, washing machine, new vinyl flooring and UPVC double glazed window with roller blind.

Bedroom 1

To the rear of the property with radiator, new carpet and Juliet balcony doors with vertical blinds.

Bedroom 2

To the front with radiator, new carpet and Juliet balcony doors with vertical blinds.

Bathroom

Having a modern white suite including a shower over the bath with glass screen, new vinyl flooring, radiator, extractor fan and UPVC double glazed window with roller blind.

Outside

A low maintenance patio and garden area. Gated allocated parking.

Material Information

RESTRICTIONS - No smoking is allowed in the property.

DEPOSIT - £1,125.00

AVAILABLE - Now

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains electric, water and sewerage.

ENERGY SUPPLIER - British Gas

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - Nottingham City Council.

B R O A D B A N D A V A I L A B I L I T Y -

<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.

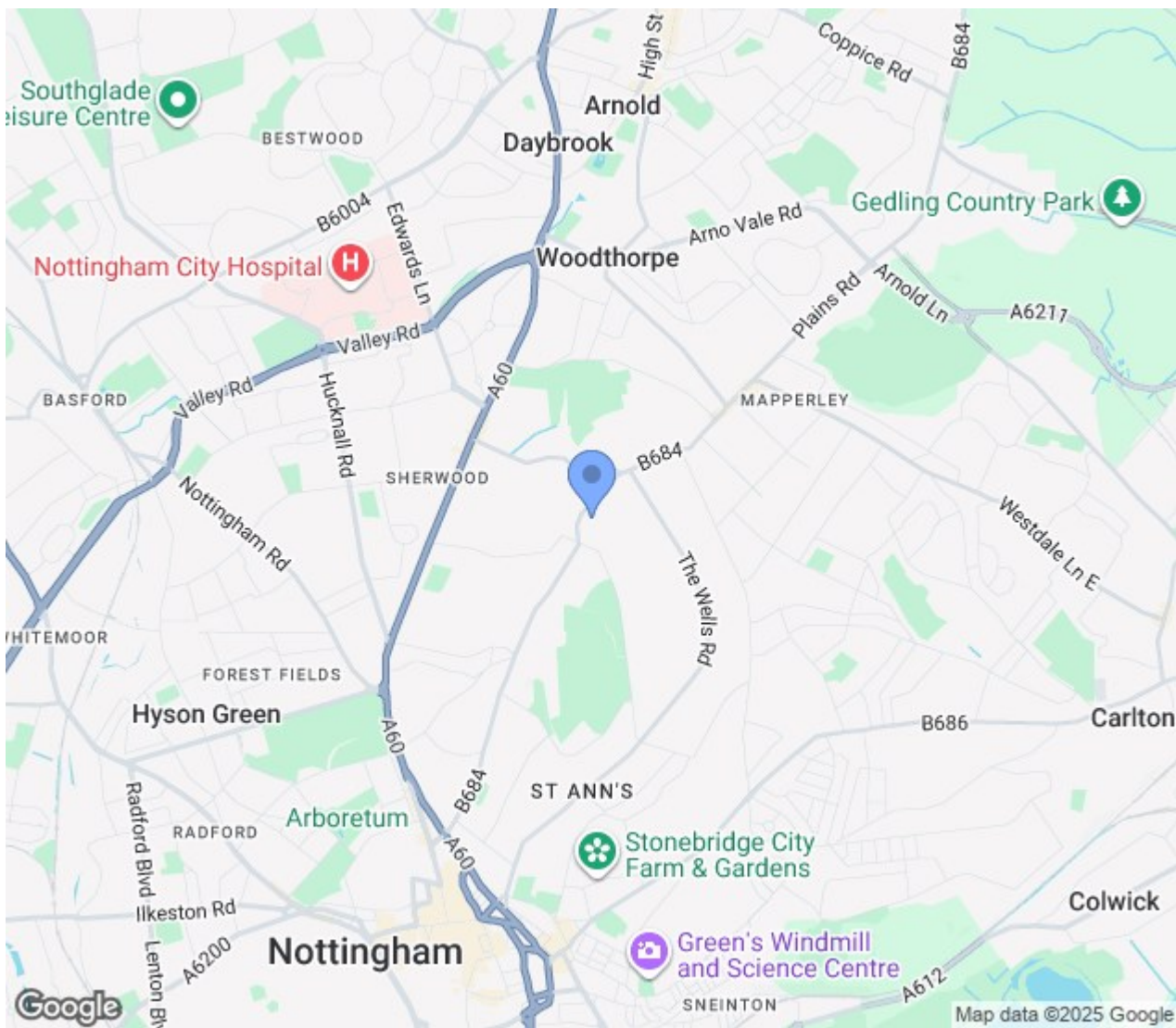
ELECTRIC CAR CHARGER POINT - Not available.

ACCESS AND SAFETY INFORMATION - Level access.

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		91
(81-91) B		
(69-80) C	76	
(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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