



12A Alexandra Street, NG5 1AY  
£695 Per Calendar Month

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# 12A Alexandra Street, Nottingham, NG5 1AY

- Two Bedrooms
- Electric Heating
- Double Glazing
- First Floor
- Great Location
- Viewing essential!

This well presented two bedroom apartment is conveniently situated giving easy access to the city centre and city hospital. Viewing is a must.

£695 Per Calendar Month



## Overview

The apartment comprises -

### Entrance Hallway

### Open-plan Lounge/Kitchen

With large double glazed bay window overlooking the garden area, panel heater and grey carpet. The kitchen area has vinyl flooring, a range of fitted wall and base units including electric oven, hob and extractor hood. \*The washing machine offered is goodwill only and will not be repaired or replaced by the landlord.

### Bedroom 1

Having a built in wardrobe, electric panel heater, grey carpet and UPVC double glazed bay window.

### Bedroom 2

### Bathroom



## Outside

There is off road parking to the front of the property offered on a first come first served basis.

## Material Information

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

**DEPOSIT** - £800

**AVAILABLE** - Long term.

**MINIMUM TENANCY TERM** - 12 months.

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

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

**GAS & ELECTRIC SUPPLIER** - Utilita.

**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.

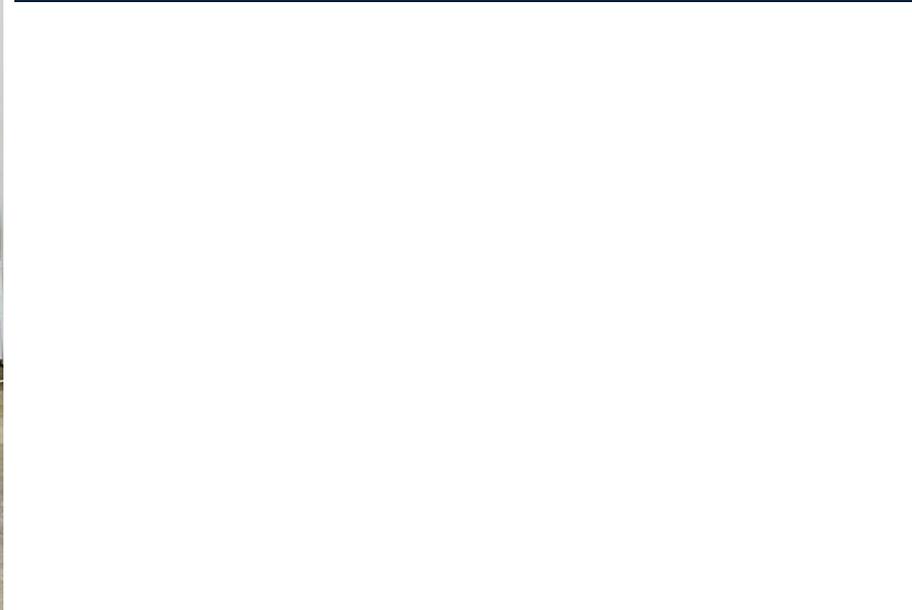
**ELECTRIC CAR CHARGER POINT** - not available.

**ACCESS AND SAFETY INFORMATION** - First floor flat - No lift in the building.

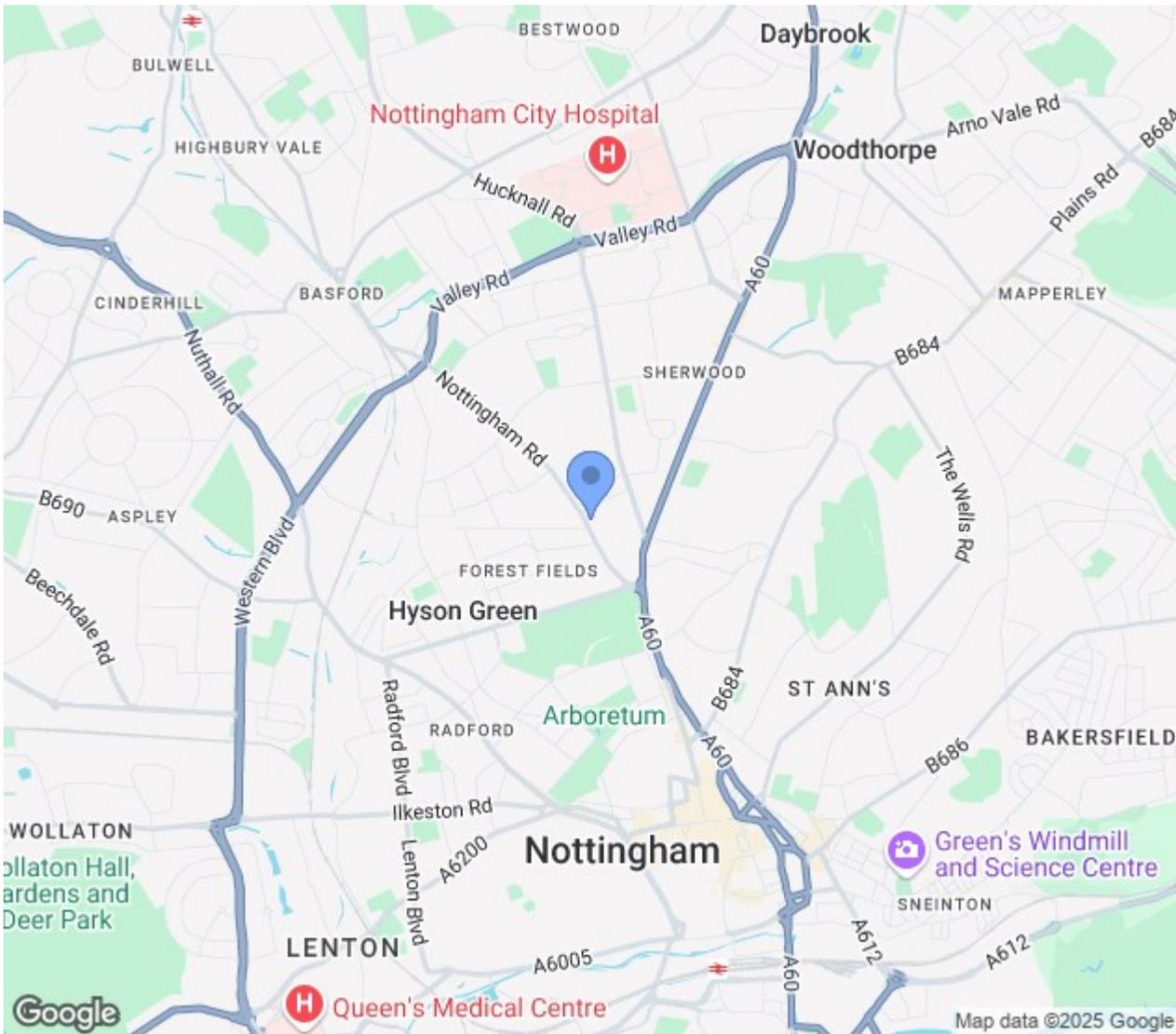
References and credit checks will be required.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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)

