



271a Westdale Lane, Carlton, NG4 4FG  
£775 Per Calendar Month





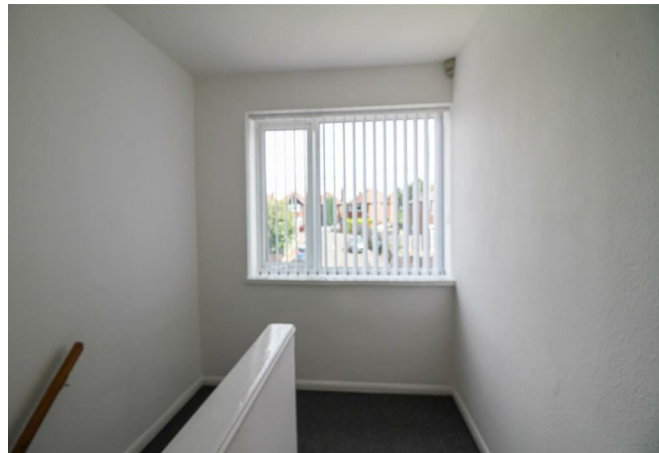




# 271a Westdale Lane Carlton, NG4 4FG

- First floor flat
- Fitted kitchen with appliances\*
- Electric heating
- Two double bedrooms
- Double glazing
- Use of garden if desired by Tenant

This first floor maisonette is clean and tidy throughout. Situated above a Chemist with local amenities and bus services on the door step, and benefitting from reaching views to the rear from the Living room and kitchen. Available now, long term!



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## **The accommodation comprises:-**

### **Stairs to first floor**

Entrance lobby with stairs to first floor landing, UPVC double glazed window.

### **Inner hallway**

With large storage cupboard housing hot water tank, electric heater.

### **Kitchen**

With a fitted kitchen with wood effect units comprising electric oven, ceramic electric hob and extractor over, fridge/freezer\*, washing machine,\* UPVC double glazed window.

\*Please note these items are left on a goodwill basis and won't be repaired or replaced by the landlord.

### **Living room**

With neutral decor, electric heater and UPVC double glazed window with far reaching views to the rear.

## Bathroom

With a white suite comprising a bath with electric shower over and screen, wc and basin, heated towel rail. UPVC double glazed window.

## Bedroom 1

With neutral decor, UPVC double glazed window, electric heater.

## Bedroom 2

With neutral decor, UPVC double glazed window, electric heater.

## Outside

The property entrance is to the right hand side of the Chemist, with a wooden gate.

Steps to the rear lead to a garden area which the tenant of the flat may use and maintain if they wish. (Please note the garden is current unmaintained and needs clearing, the Landlord will not undertake this, the garden may be used and cleared by the tenant or left as it is)

## Material Information

RESTRICTIONS - No smoking is allowed in the property.  
DEPOSIT: £890.00 - 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.

FLOOD RISK: Very low

AVAILABLE - Now

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - TBC

WATER SUPPLIER - Severn Trent Water.

WATER METER: Yes

COUNCIL TAX - Band A - Gedling Borough Council.

BROADBAND 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.

M O B I L E   S I G N A L / C O V E R A G E   -  
<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.

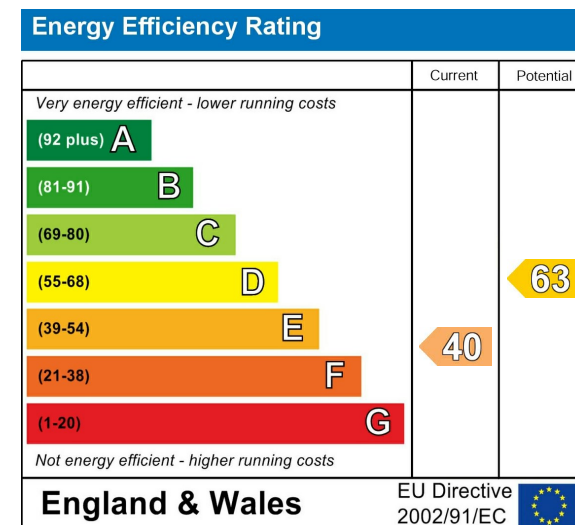
ELECTRIC CAR CHARGER POINT - not available.

ACCESS AND SAFETY INFORMATION - First floor flat with stairs to front door and then immediately upto the first floor. Several steps down to the garden.

References and credit checks are mandatory.







**Please contact us on 0115 953 6644 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 an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.

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. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.

5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).