



142 Gardenia House, Edison Way, NG5 7NJ
£825 Per Calendar Month

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142 Gardenia House, Edison Way, Arnold, Nottingham, NG5 7NJ

- 2 bedroom apartment
- Unfurnished
- Allocated parking
- 1st floor
- UPVC double glazing
- Close to amenities

Welcome to Gardenia House, a modern apartment located on Edison Way, Arnold. The apartment offers a spacious reception room, two well-proportioned bedrooms, an allocated parking space and residents will appreciate the ease of access to local amenities, including shops, schools, and parks, all within a short distance.

£825 Per Calendar Month



The apartment is neutrally decorated throughout and benefits from a secure entry phone system, electric heating, and modern UPVC double glazing. Available long term!

The accommodation comprises:-

Communal entrance

With post boxes, door opening to communal hallway and stairs to all floors.

Hallway

With light wood effect laminate flooring, cupboard housing hot water tank, entry phone.

Bedroom 2

With rear aspect UPVC double glazed window, wall mounted electric heater, laminate flooring.



Bedroom 1

Being rear aspect with UPVC double glazed window, wall mounted electric heater, fitted wardrobes, laminate flooring.

Bathroom

With modern white suite comprising panel enclosed bath with shower and screen over, wc, basin, heated towel rail, part tiled walls, vinyl floor.

Living room

Being spacious with laminate flooring, UPVC double glazed French doors opening to a Juliette balcony, wall mounted electric heater, open plan to:

Kitchen

With a range of modern light wood effect wall and base units, laminate worksurfaces, electric oven, electric hob and extractor over, integrated washing machine, stainless steel single bowl sink unit with mixer tap, tiled floor, *fridge/freezer.

*Please note this appliance has been left as a gesture of goodwill only and will not be repaired or replaced should it become defective during the tenancy.

Outside

The property has one allocated parking space and overlooks a communal maintained green area from the living room.

Material information

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

DEPOSIT - £915.00.

AVAILABLE - Mid March, long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water. The property has a water meter.





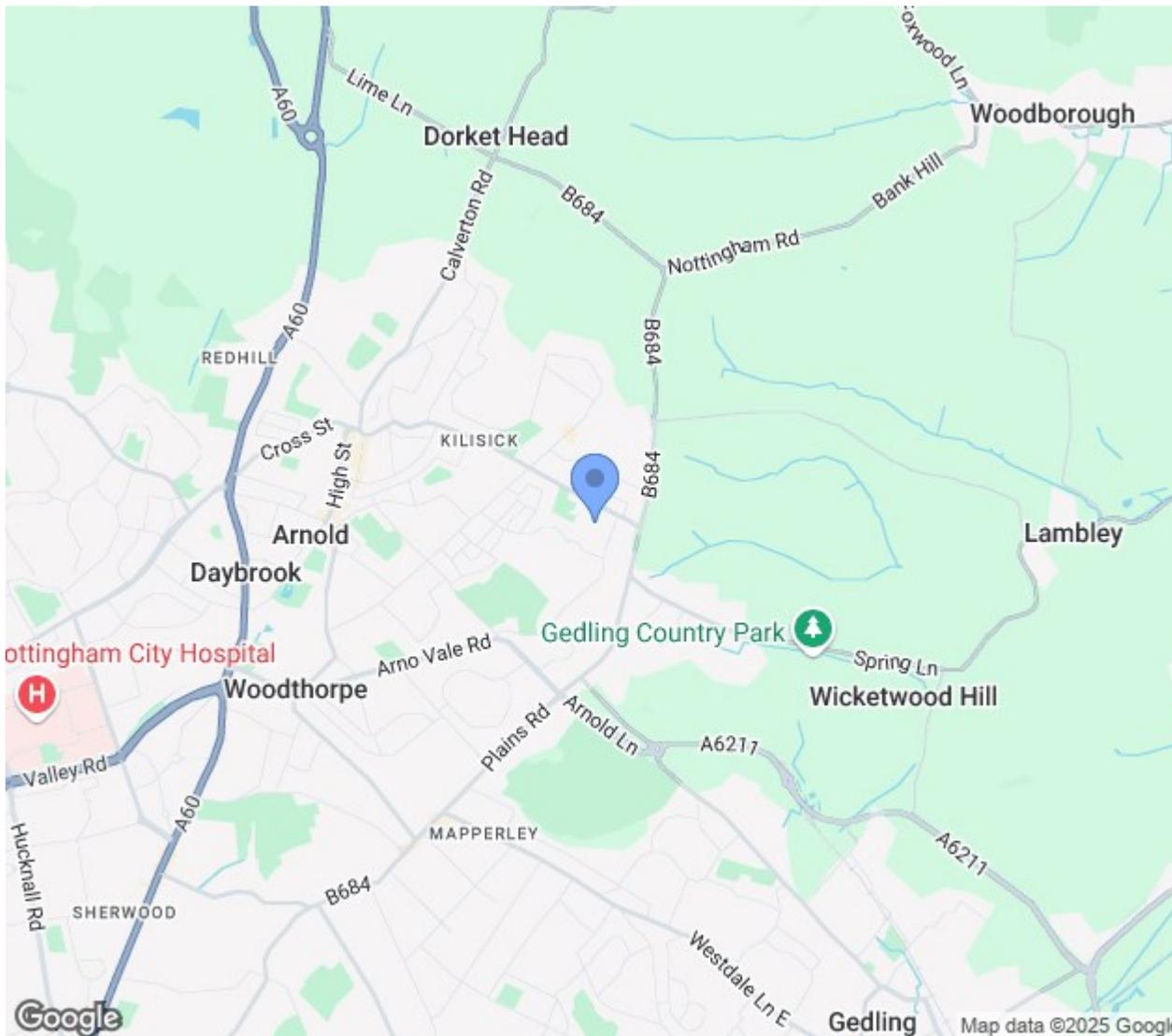


COUNCIL TAX - Band B - Gedling Borough Council.
BROADBAND AVAILABILITY -
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

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.
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) A		
(81-91) B		84
(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.