



Flat 2, 51 Beech Avenue, NG7 7LJ  
£995 Per Month



Marriotts

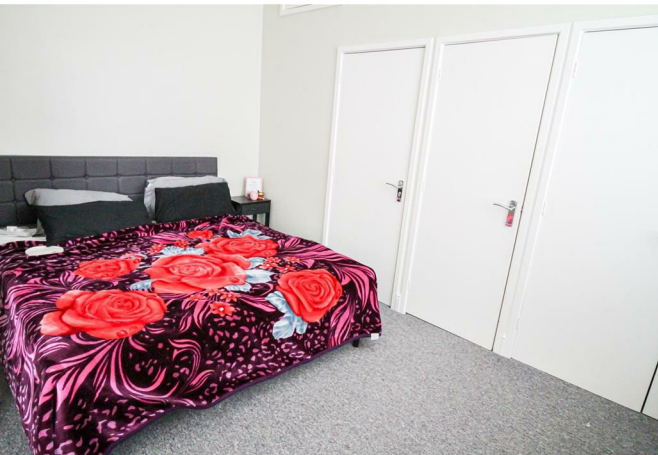




# Flat 2, 51 Beech Avenue, Nottingham, NG7 7LJ

- Two bedrooms
- Well presented
- Double glazing
- First floor
- Modern kitchen & bathroom
- Gas central heating

An extremely well presented two bedroom first floor apartment giving easy access to the city centre.



**£995 Per Month**



## Overview

The property comprises -

## Entrance Hallway

With herringbone style vinyl flooring, radiator and UPVC double glazed window with Venetian blind.

## Lounge

Also with herringbone vinyl flooring, radiator and UPVC double glazed window with Venetian blind.

## Kitchen

Having a range of gloss wall and base units, incorporating an electric oven, hob and extractor hood, integrated fridge with freezer compartment and washing machine. Herringbone vinyl flooring, radiator and UPVC double glazed window with Venetian blind.

### Bedroom 1

Having large built in storage cupboards/wardrobes, radiator, UPVC double glazed window with Venetian blind and neutral coloured carpets.

### Bedroom 2

Also having large built in storage cupboards/wardrobes, radiator, UPVC double glazed window with Venetian blind and neutral coloured carpets.

### Shower Room

With a modern shower suite including a vanity unity, towel radiator and vinyl flooring.

### Outside

On street parking, no permit required.

### Material Information

**RESTRICTIONS** - Due to shared communal areas in the building no pets can be accepted.

**DEPOSIT** - £1145.00 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.

**AVAILABLE** - Long term.

**MINIMUM TENANCY TERM** - 12 months.

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

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

**GAS & ELECTRICITY SUPPLIER** - Utility Warehouse.

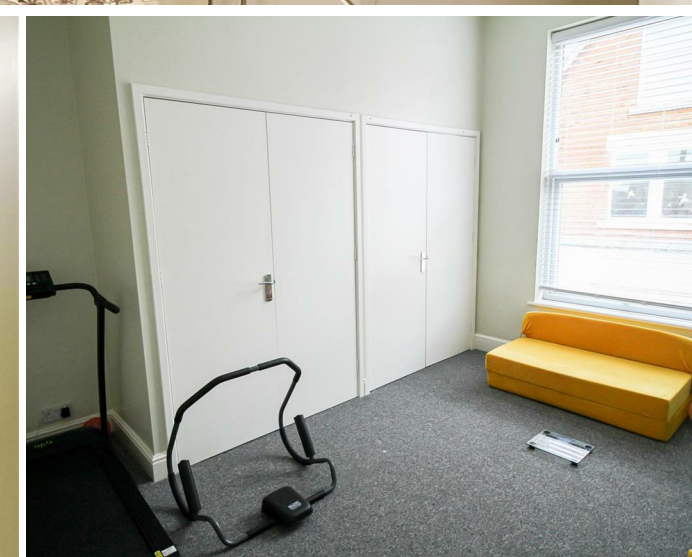
**WATER SUPPLIER** - Severn Trent Water.

**COUNCIL TAX** - Band A - Nottingham City Council

**FLOOD RISK** - No

**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





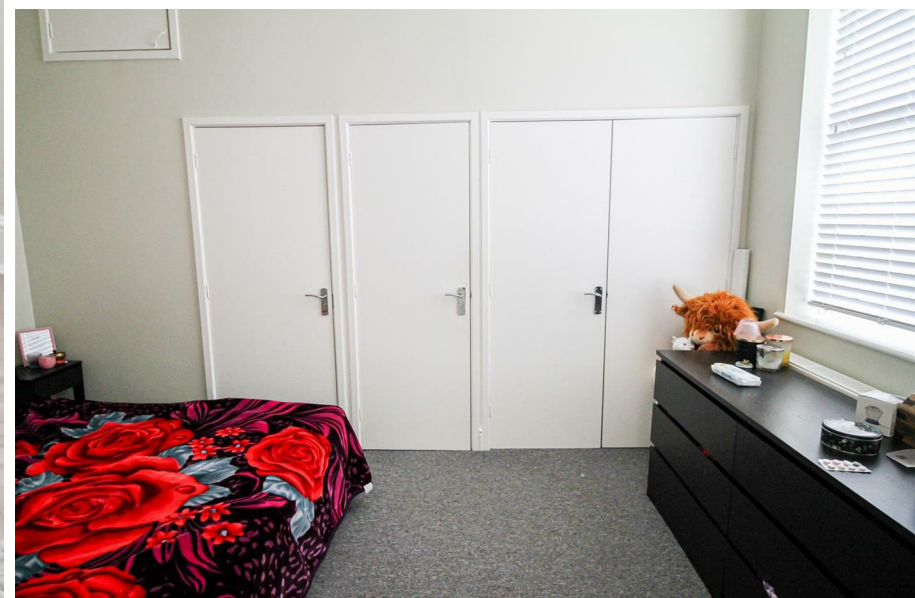






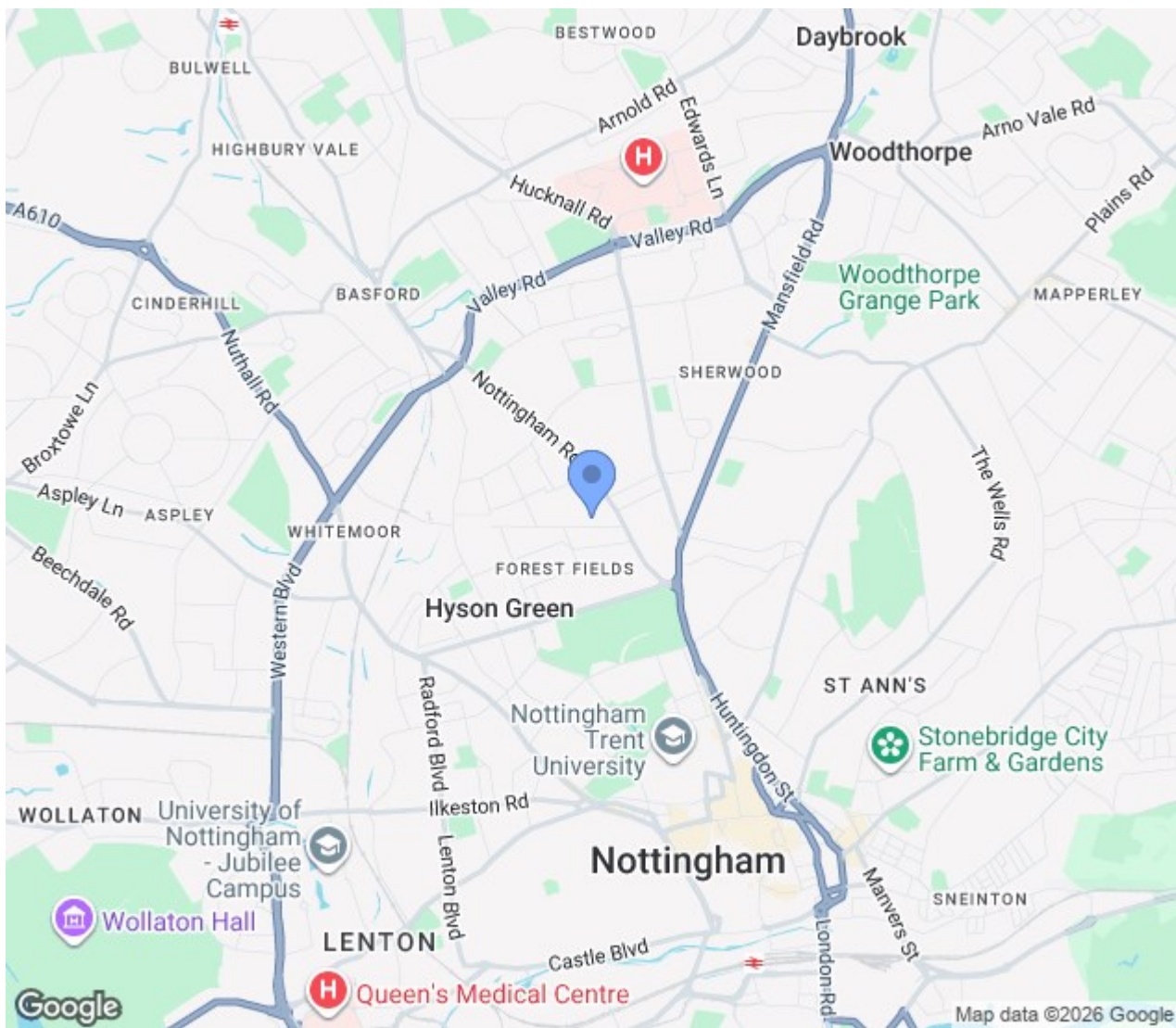
Mobile coverage checker.  
ELECTRIC CAR CHARGER POINT - Not available.  
ACCESS AND SAFETY INFORMATION - First floor flat -  
No lift in the building.  
NOTE - The furniture shown in the photographs belongs to the current tenant, however some items are available to purchase if required.

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>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</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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