



14 Balmoral House, Villiers Road Woodthorpe, NG5 4FP  
£925 Per Calendar Month

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# 14 Balmoral House

## Villiers Road Woodthorpe, NG5 4FP

- Spacious modern apartment
- Gas central heating
- Parking
- Unfurnished
- Double glazing
- Redecorated throughout & new carpets

**AVAILABLE NOW!** This spacious 1st floor apartment has just been redecorated and has new carpets. Located in a desirable location close to CITY HOSPITAL offering easy access to Nottingham City by bus or car, and the Ring Road.

**£925 Per Calendar Month**



The apartment has allocated parking and security entry phone system, fitted kitchen and built in wardrobes in the main bedroom.

Benefitting from gas central heating and double glazing, Viewing recommended!

### **Communal entrance**

Communal door to the front of the building gives access to the main communal areas.

### **Apartment hallway**

Entrance hallway with doors to all rooms, storage cupboard housing gas combination central heating boiler, washing machine\*, further storage cupboard.

\* The washing machine has been left on a goodwill only basis and will not be repaired or replaced should it become defective during the tenancy.



### Living room/kitchen

Spacious and open plan with a range of modern fitted cream wall and base kitchen units with wood effect laminate worktops, stainless steel built-in electric oven, stainless steel 4 ring gas hob and extractor above, integrated fridge/freezer, stainless steel circular sink unit and drainer, tiled flooring in the Kitchen area and carpeting in the Living area, French doors open to a Juliette balcony, radiator.

### Bedroom 1

With fitted wardrobe, UPVC double glazed window, radiator.

### Bedroom 2

With double aspect UPVC double glazed windows, radiator, fitted wardrobe.

### Bathroom

With modern white suite comprising of bath with mixer shower over and shower screen, wc and wash hand basin, heated towel rail, tiled floor.

### Outside

Parking is in the communal car park.

There are communal grounds looked after by the management company.

### Material Information

DEPOSIT - £1050.

HOLDING DEPOSIT - 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: NOW, long term.

MANAGEMENT OF TENANCY - The landlord will be managing the property.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - TBC

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band C - 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.

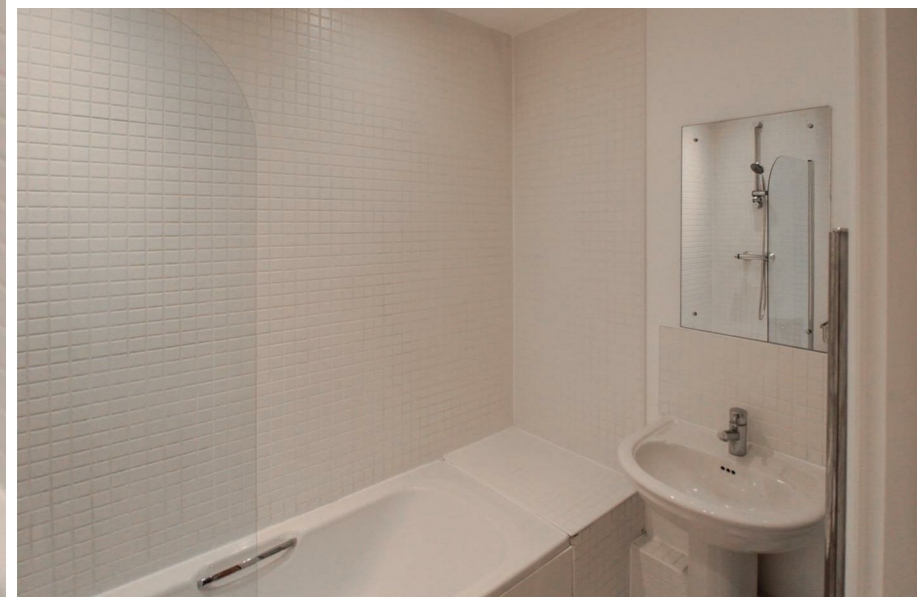
**M O B I L E   S I G N A L / C O V E R A G E** - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

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

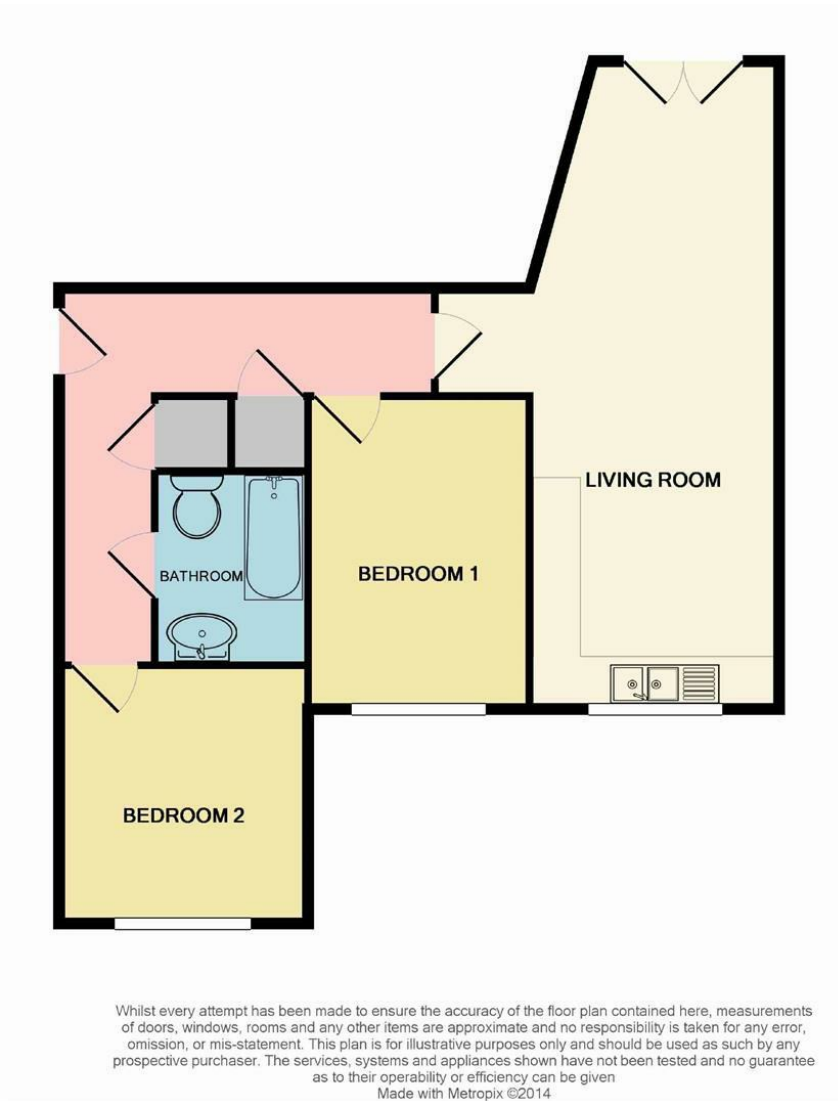
**FLOOD RISK** - No


**ACCESS AND SAFETY INFORMATION** - First floor apartment, no lift in the building.

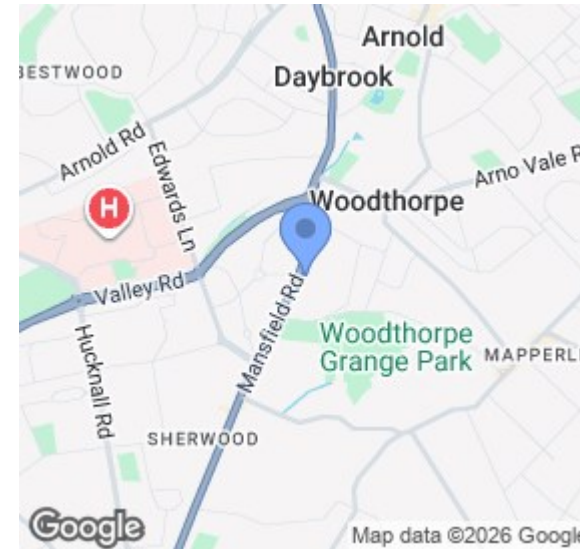
References and credit checks will be required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>81</b>
(55-68) <b>D</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 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).

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