



15 Minster Court, Mansfield Road, NG5 2BQ

£825 Per Calendar Month





15 Minster Court

Mansfield Road, NG5 2BQ

- Ground floor
- Two bedrooms
- Convenient location close to City
- Modern fitted kitchen
- Garage
- Viewing essential

A well presented two bedroom, ground floor maisonette conveniently situated within easy reach of the CITY CENTRE and on the edge of MAPPERLEY PARK. Newly fitted kitchen. Also benefitting from gas central heating & UPVC double glazing. AVAILABLE NOW!

£825 Per Calendar Month



Entrance Hallway

With laminate flooring and built in storage cupboard.

Open Plan Lounge/Dining Area

Having radiator and UPVC bow window. *Please note the photos are historic and the lounge area now has grey laminate flooring.

Open Plan Kitchen Area

With newly fitted grey gloss units, electric oven and ceramic hob, space for appliances and new vinyl flooring. An under counter fridge is included on a good will only basis (will not be repaired or replaced by the landlord).

Bedroom 1

With built in wardrobes, neutral carpet, radiator and UPVC double glazed window.



Bedroom 2

Having radiator, neutral carpet and UPVC double glazed window.

Bathroom

With a modern white suite including a shower over the bath.

Outside

The property stands within shared gardens, communal parking and has an allocated garage.

Material Information

RESTRICTIONS - No smoking is allowed in the property. Due to the head lease of the building no pets can be accepted.

AVAILABLE - Now.

DEPOSIT - £950 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.

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

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - Nottingham City Council.

FLOOD RISK: Very low.

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 - Ground floor flat with level access.

References and credit checks will be required.

Directions






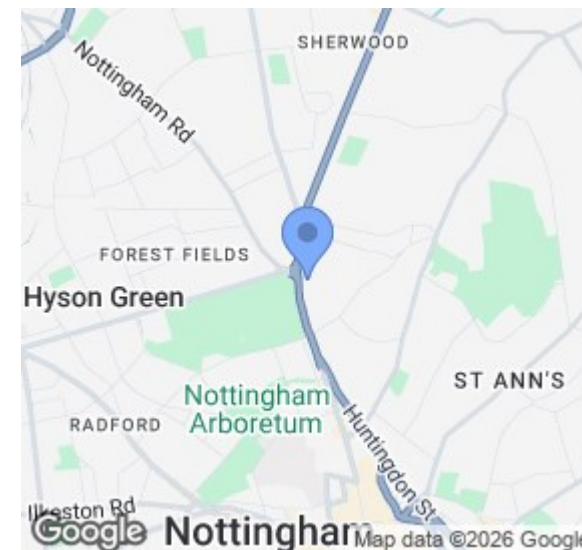


From Redcliffe Road turn in where there is a sign for Mansfield Garages. Drive past the garages right to the end of the drive where you will find the property on the left.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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** 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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