



Flat 3, 12A Alexandra Street, NG5 1AY  
£625 Per Calendar Month







# Flat 3, 12A Alexandra Street, Nottingham, NG5 1AY

- One bedroom
- Electric heating
- Easy access to city centre
- Redecorated
- Double glazing
- Parking

A first floor one bedroom flat with easy access to the city centre. Redecorated throughout, viewing a must.



**£625 Per Calendar Month**



## Overview

The property comprises -

## Entrance Hallway

With vinyl flooring and storage cupboard.

## Open Plan Lounge & kitchen

Having a range of wall and base units including an electric oven, hob and extractor hood. Three UPVC double glazed windows, wall mounted heater, carpet to the lounge area and vinyl to the kitchen area.

## Bedroom

With grey carpet, UPVC double glazed window, built-in cupboard and wall mounted electric heater.

## Shower Room

With a white shower suite and wash hand basin, electric towel radiator, UPVC double glazed window and vinyl flooring.



### Separate Toilet

With UPVC double glazed window and white toilet.

### Outside

Parking on a first come first served basis.

### Material Information

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

**DEPOSIT** - £720

**AVAILABLE** - Long term.

**MINIMUM TENANCY TERM** - 12 months.

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

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

**ELECTRIC SUPPLIER** - Utilita.

**WATER SUPPLIER** - Severn Trent Water.

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

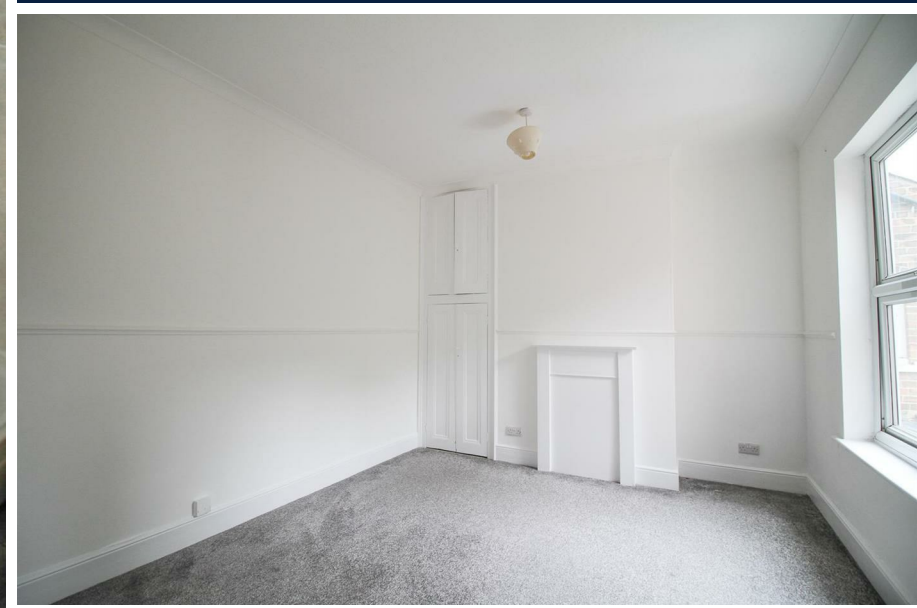
**ACCESS AND SAFETY INFORMATION** - First floor flat - No lift in the building.

References and credit checks will be required.





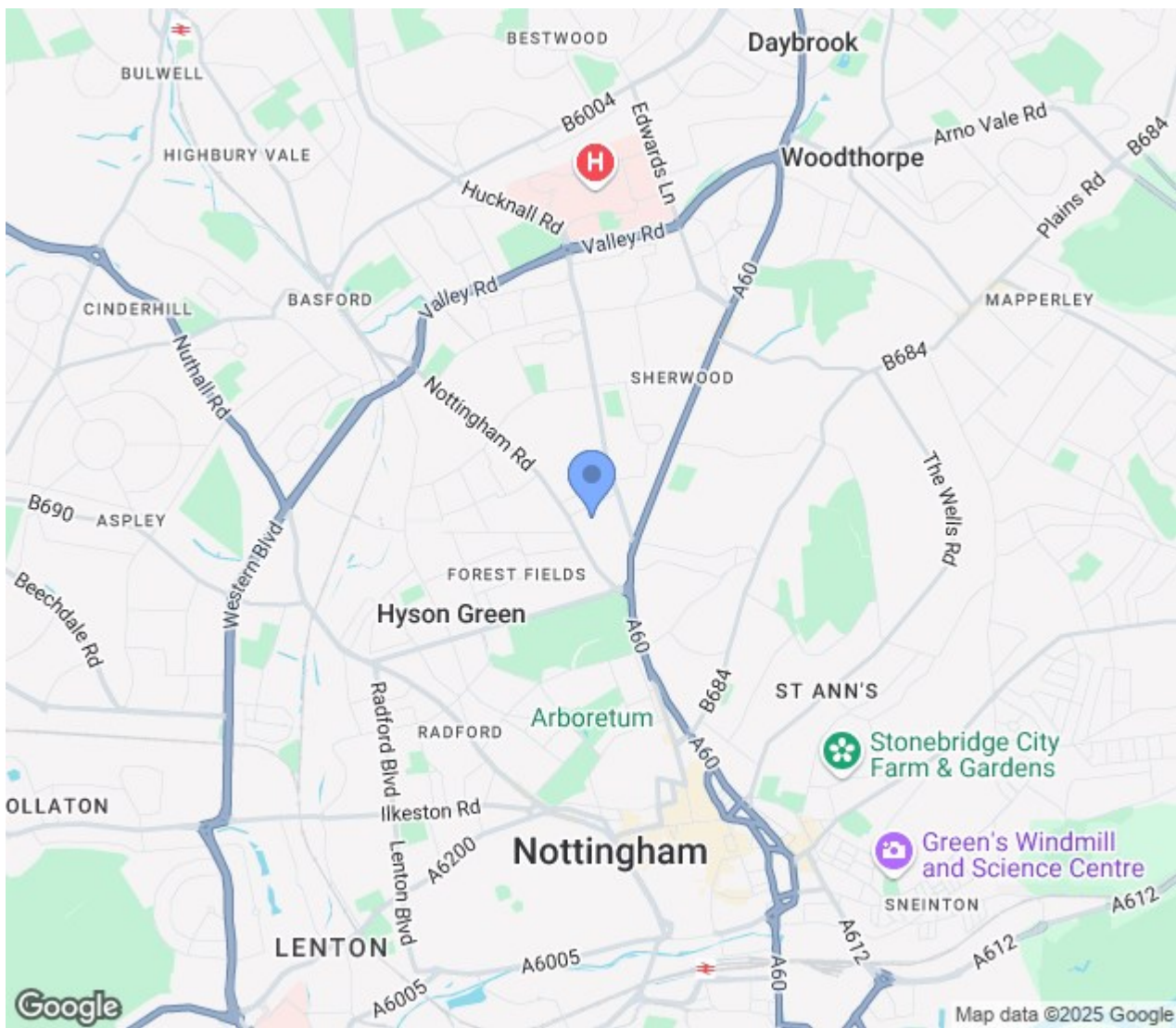













### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | 79        |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            | 46  |           |
| (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.