



15 All Saints Street, Arboretum, NG7 4DP
£750 Per Calendar Month



Marriotts



15 All Saints Street, Arboretum, Nottingham, NG7 4DP

- One bedroom
- Close to city centre
- Double glazing
- Parking
- Gas central heating
- Well presented

A well presented and spacious one bedroom ground floor flat giving easy access to the city centre. Viewing is a must.



£750 Per Calendar Month



Overview

The spacious accommodation comprises -

Entrance

With laminate flooring and storage cupboard.

Bathroom

Fully tiled room with a white bathroom suite including a shower over the bath, towel radiator, extractor fan and UPVC double glazed window.

Lounge Area

Having laminate flooring, radiator and UPVC double glazed window with vertical blinds.

Kitchen Area

With a range of wall and base units including an electric oven, gas hob, stainless steel sink and drainer, washer dryer and combi boiler. Tiled floor and splashback areas, space for fridge freezer and UPVC double glazed window with vertical blinds.

Bedroom

Also having laminate flooring, radiator and two UPVC double glazed windows with vertical blinds.

Outside

To the front is a communal garden area, to the rear is allocated parking.

Material Information

DEPOSIT: £860. 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.

RESTRICTIONS : Due to the head lease no pets are allowed.

COUNCIL TAX: Nottingham City - Band A

FLOOD RISK: Very low.

UTILITIES: Mains gas, electric, water and sewerage.

ENERGY PROVIDER: British Gas.

WATER PROVIDER: Severn Trent.

WATER METER: Yes.

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

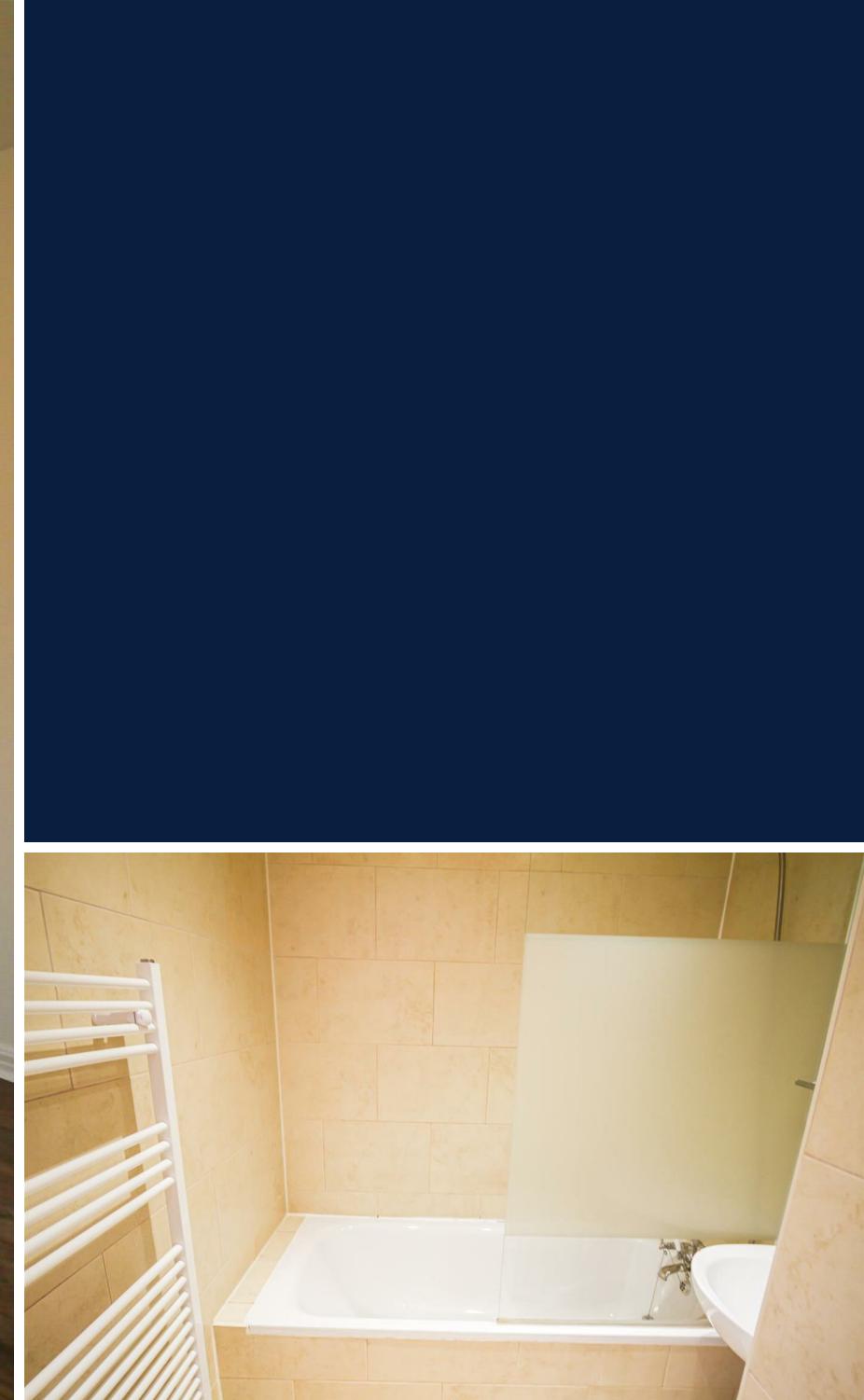
ELECTRIC CAR CHARGING POINT: Not available.

ACCESS INFORMATION: Ground floor apartment with three steps up to the main communal door.

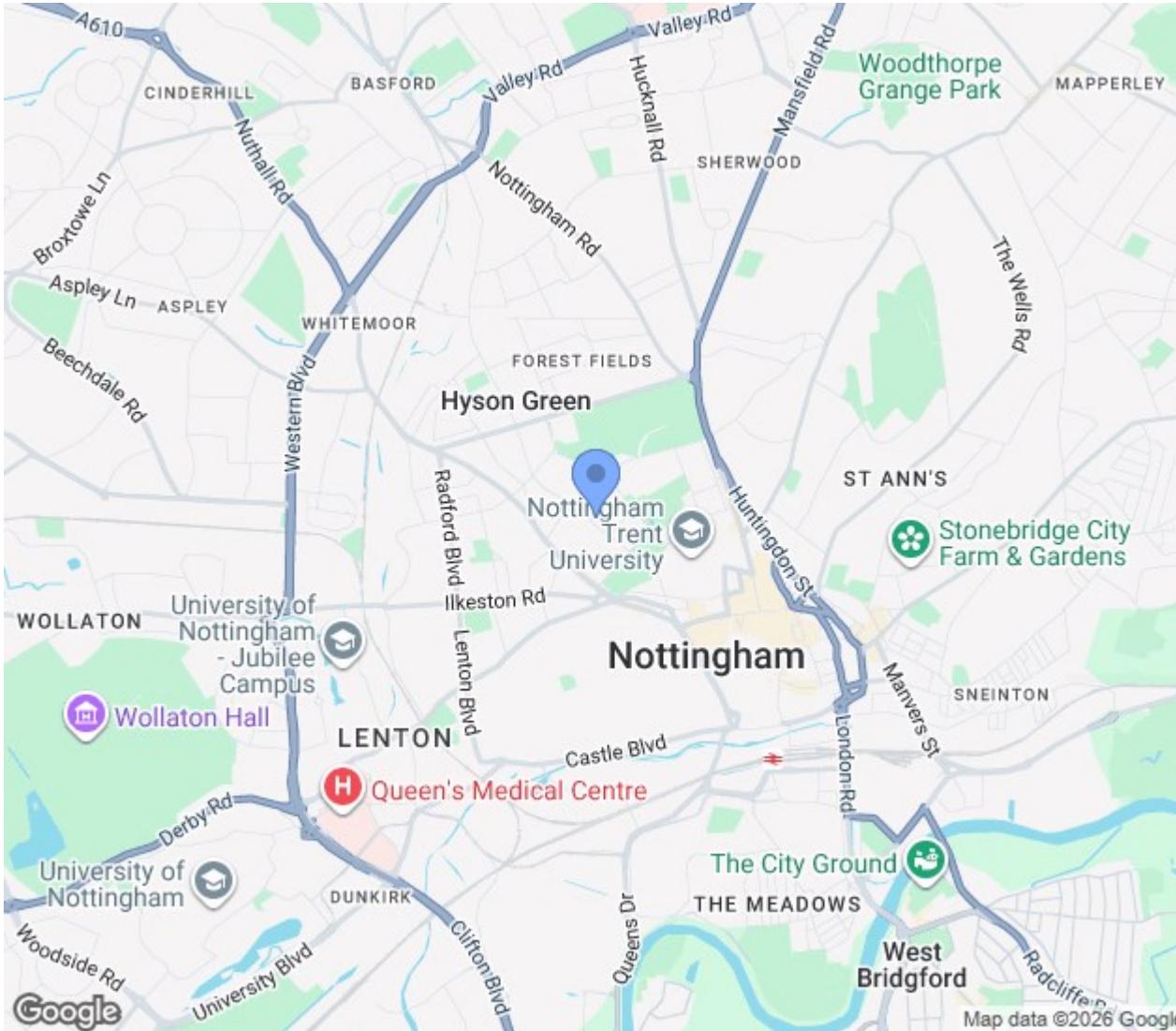
References and credit checks will be required.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	67
(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.