



12 The Gables, Plains Road Mapperley, NG3 5LE
£800 Per Calendar Month



Marriotts



12 The Gables, Plains Road Mapperley, Nottingham, NG3 5LE

- First floor apartment
- Modern bathroom with shower
- Modern electric heating
- Gated allocated parking
- One double bedroom
- Open plan living room/kitchen
- UPVC double glazing
- Close to amenities

A lovely modern 1 DOUBLE BEDROOM 1st floor apartment in an exclusive gated development a short walk of Mapperley Top shopping amenities and facilities. Must be seen! Available NOW!



£800 Per Calendar Month



Overview

The accommodation comprises:-

Communal Ground Floor Entrance Lobby

With video entry system and stairs to upper floors. Stylish designed communal area with oak laminate flooring.

Entrance Hall

With an electric radiator, built-in cupboard housing hot water cylinder and electric immersion heater, video entryphone handset, laminate flooring.

Living Room/Kitchen

Living Area with an electric radiator, high-level satellite TV aerial point, telephone point, built-in store cupboard, UPVC double glazed twin doors to Juliet balcony, UPVC double glazed window

Kitchen Area being fitted with a range of base and wall cupboards, fitted worksurfaces with inset single drainer sink unit, split-level electric oven and hob, integrated dishwasher, fridge and free standing washing machine, partial wall tiling, extractor fan, recessed ceiling spotlights, laminate flooring.

Bedroom

With a fitted wardrobe, high-level satellite TV aerial point, telephone point, electric radiator, fitted carpet, fitted window blind, UPVC double glazed window.

Bathroom/wc

Having a white suite comprising panelled bath with shower attachment, separate shower cubicle with fitted shower, washbasin, low flush wc, wall tiling, extractor fan, recessed ceiling spotlights, electric shaver point and heated towel rail, laminate flooring.

Outside

The development has a landscaped rear parking area which is accessed via an electrically-operated gate and there is also a bin storage area and a secure cycle store. Each apartment has an allocated car parking space.

Material Information

RESTRICTIONS - Due to the head lease we cannot accept pets for this property.

DEPOSIT - £923.00 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 - NOW, long term.

MINIMUM TENANCY TERM - 12 months.

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

UTILITIES - Mains electric, water and sewerage.

ELECTRICITY SUPPLIER - Octopus Energy.







WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band B - Gedling Borough Council
B R O A D B A N D A V A I L A B I L I T Y -
<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.

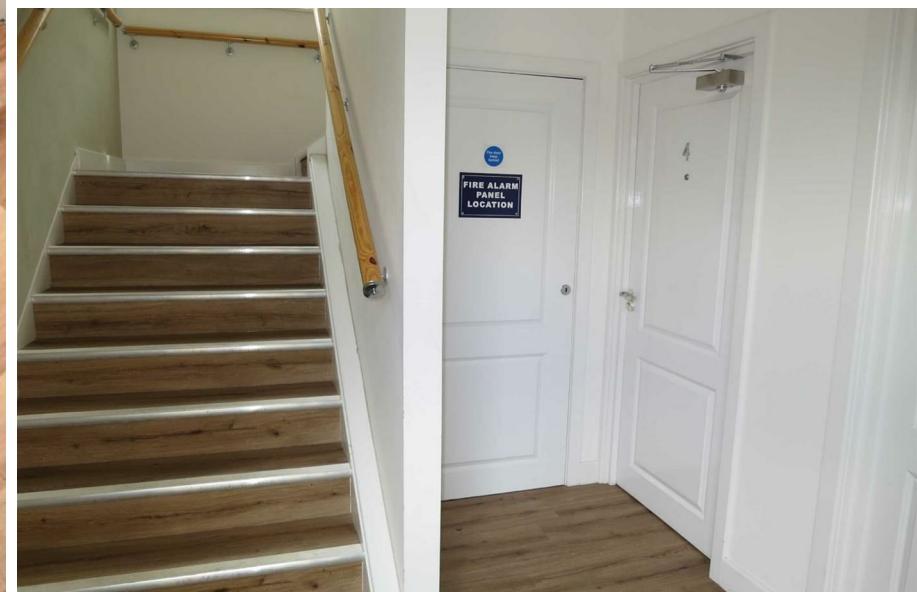
M O B I L E S I G N A L / C O V E R A G E -
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGER POINT - Not available.

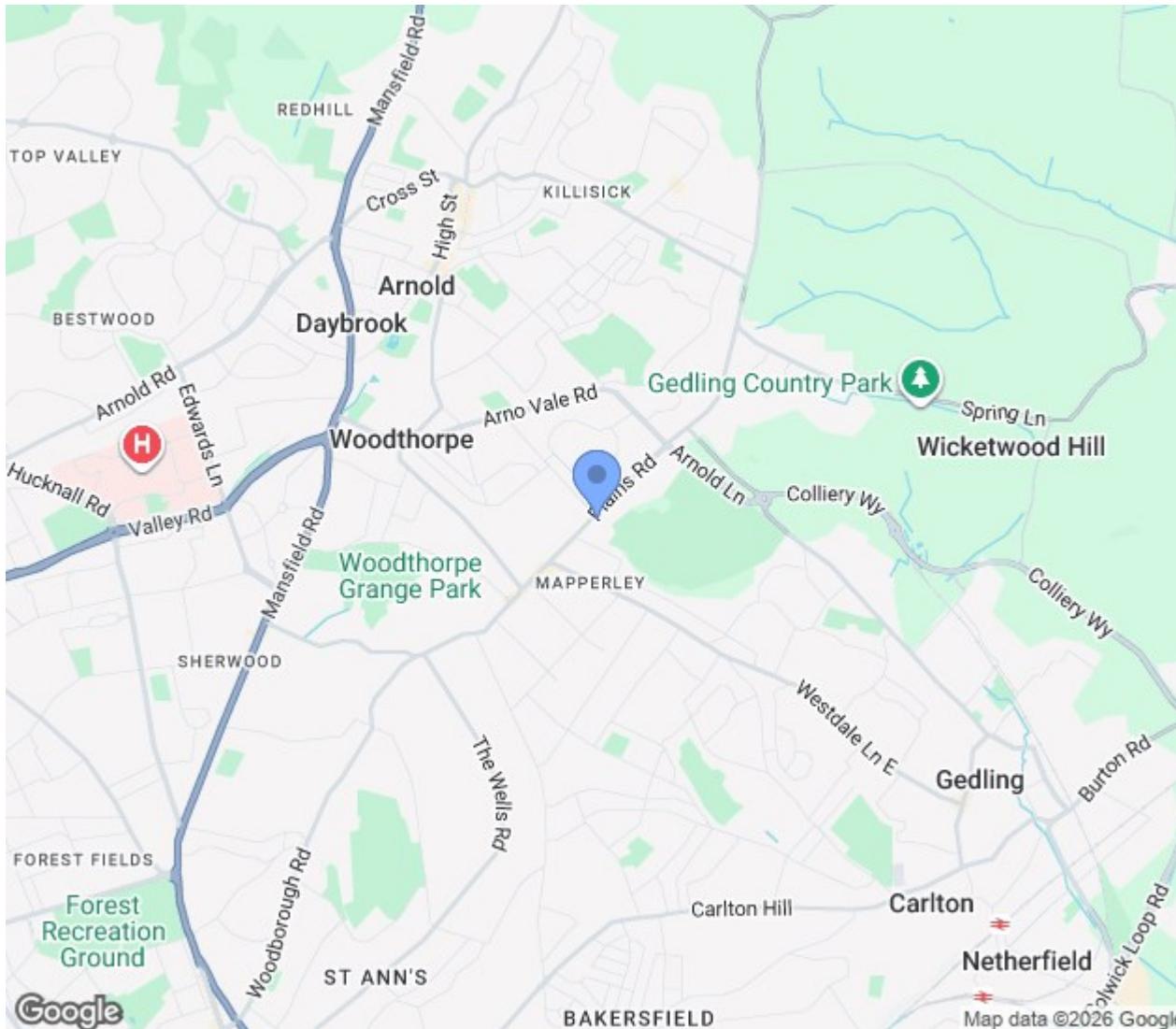
FLOOD RISK - Very low.

ACCESS AND SAFETY INFORMATION - First floor flat with 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)	A	
(81-91)	B	84
(69-80)	C	79
(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 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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