



13 Portland Road, Hucknall, NG15 7SL  
£360 Per Calendar Month



Marriotts



# 13 Portland Road Hucknall, NG15 7SL

- All bills included in the rent!
- Furnished Double bedroom
- Modern kitchen + appliances, 2 shower rooms
- Electric heating & double glazing
- Shared 4 bedroom flat
- Excellent shared facilities
- Communal living room

**\*\*RENT INCLUSIVE OF ALL BILLS (inc use of Virgin TV & Internet)!\*\*** Located in a refurbished 1st & 2nd floor flat, is this Furnished DOUBLE BEDROOM with use of excellent shared facilities, including MODERN FITTED KITCHEN with appliances, LIVING ROOM & 2 modern shower rooms. Available now!

**£360 Per Calendar Month**



A furnished DOUBLE ROOM in a 1st & 2nd floor flat which is located in a convenient position within a few minutes walk of Hucknall town centre, local amenities and the TRAM. Access to Nottingham City centre via the Tram takes approx 25 mins from Hucknall.

The room has use of EXCELLENT SHARED FACILITIES including a modern fitted kitchen with washer/dryer, dishwasher, electric oven and hob, and fridge/freezer, tastefully furnished communal living room with flat screen television with communal Virgin TV/Broadband/Internet and 2 modern shower rooms. The flat and room benefit from Modern Electric heating and double glazing. Cleaning of the communal areas is be provided every 2 weeks. RENT IS INCLUSIVE OF ALL BILLS!



## Double Room

Spacious double room, neutrally decorated with wood effect laminate flooring. There is an individual security alarm and entry phone system. Double bed, bed side cabinet, wardrobe, chest of drawers.

## Further Information

**RESTRICTIONS** - With regret no Housing Benefit Claimants, no Students, no Smokers, no Children and no Pets allowed.

**DEPOSIT** - £360.00

**RENT IS INCLUSIVE OF ALL BILLS**

**APPLICATION & AGREEMENT FEES PAYABLE** - references and credit checks will be required.

Please note these property details, along with the council tax band are provided for guidance purposes only, we advise you to check with the local authority to confirm, and Marriots do not accept any liability for any omission or errors.

## Viewings & Directions

By appointment, please call us on 0115 956 1162.

From Hucknall High Street continue down away from the church, at the end of the High Street go straight over the traffic lights where the road becomes Portland Road where the property will be found above Manns Chemist on the corner of Bolsover Street.

## Application & Agreement fees

Our tenancy fees, inclusive of VAT are:

Application & Agreement fee per person £150.00,  
£50.00 per guarantor

Our fees are for:

\*Compiling, submitting and completing reference reports for submission to your prospective landlord.

\*Drawing up the tenancy agreement including any individually negotiated clauses, drawing up a deed of guarantee if applicable

\*Arranging the necessary documents to be signed and witnessed by both Landlord and Tenant



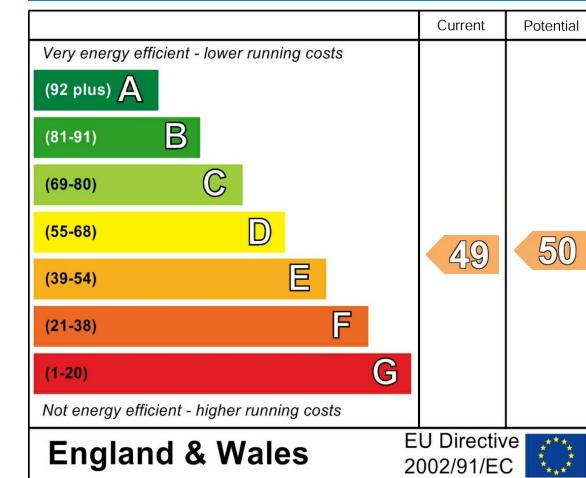


\*Taking payment of the move in monies and securing, until forwarding to the Landlord  
\*Registering the deposit with an appropriate scheme  
\*The application fee is payable once you have found a property and the Landlord has accepted your application in principle, subject to references. Please note that application fees are non-refundable if the tenancy does not proceed due to you failing your references or credit check.

Once your application has been accepted and the references and credit checks passed we will draw up a legal agreement at which stage the Agreement fee will be payable. This is non-refundable.



## Energy Efficiency Rating



**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 Marriots 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 Marriots.
4. Money Laundering - Marriots 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 Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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