



Flat 3, 51 Beech Avenue, NG7 7LJ
£750 Per Month



Marriotts



Flat 3, 51 Beech Avenue, Nottingham, NG7 7LJ

- One bedroom
- Top floor
- Gas central heating
- Easy access to the city centre
- Part furnished
- Well presented
- Double glazing

A part furnished, well presented, top (3rd) floor one bedroom apartment. Close to amenities and giving easy access to the city centre.



£750 Per Month



Overview

The property comprises -

Entrance Hallway

With large walk in storage cupboard.

Open Plan Living Kitchen

The spacious open-plan living, kitchen, and dining area has a fully equipped modern kitchen, including a built-in fridge (with small freezer compartment), washing machine, oven, and quartz worktops, nice roof top views from the windows.

Bedroom

The double bedroom is a generous size, double aspect.

Shower Room

The modern shower room features a large shower, sink with vanity unit, toilet and chrome towel radiator.

Outside

On street parking, no permit required.

Material Information

RESTRICTIONS - Due to shared communal areas in the building no pets can be accepted. No children can be accepted as the flat is one bedroom, top (3rd) floor and there is no lift in the building.

DEPOSIT - £920.00 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.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRICITY SUPPLIER - Utility Warehouse.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - Nottingham City Council

FLOOD RISK - No

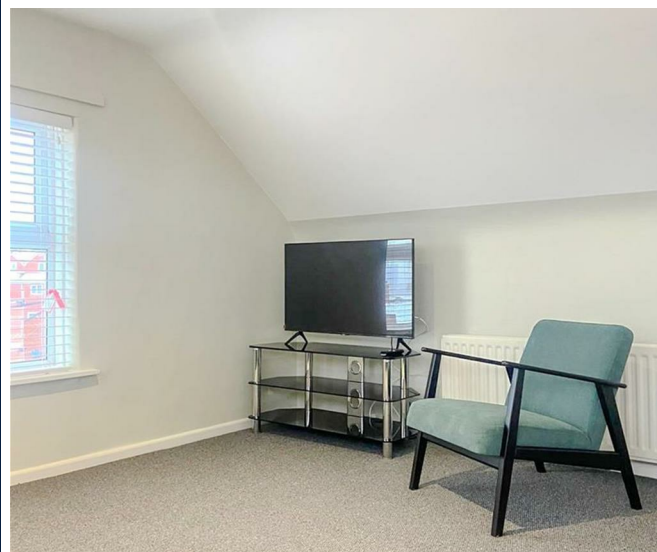
BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

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.

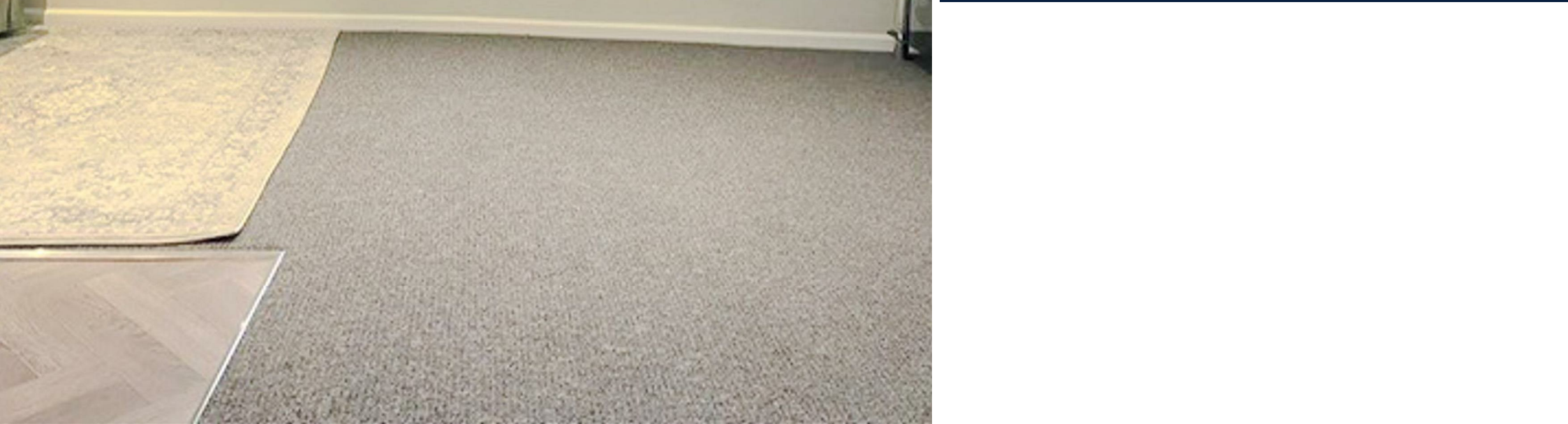
ELECTRIC CAR CHARGER POINT - Not available.

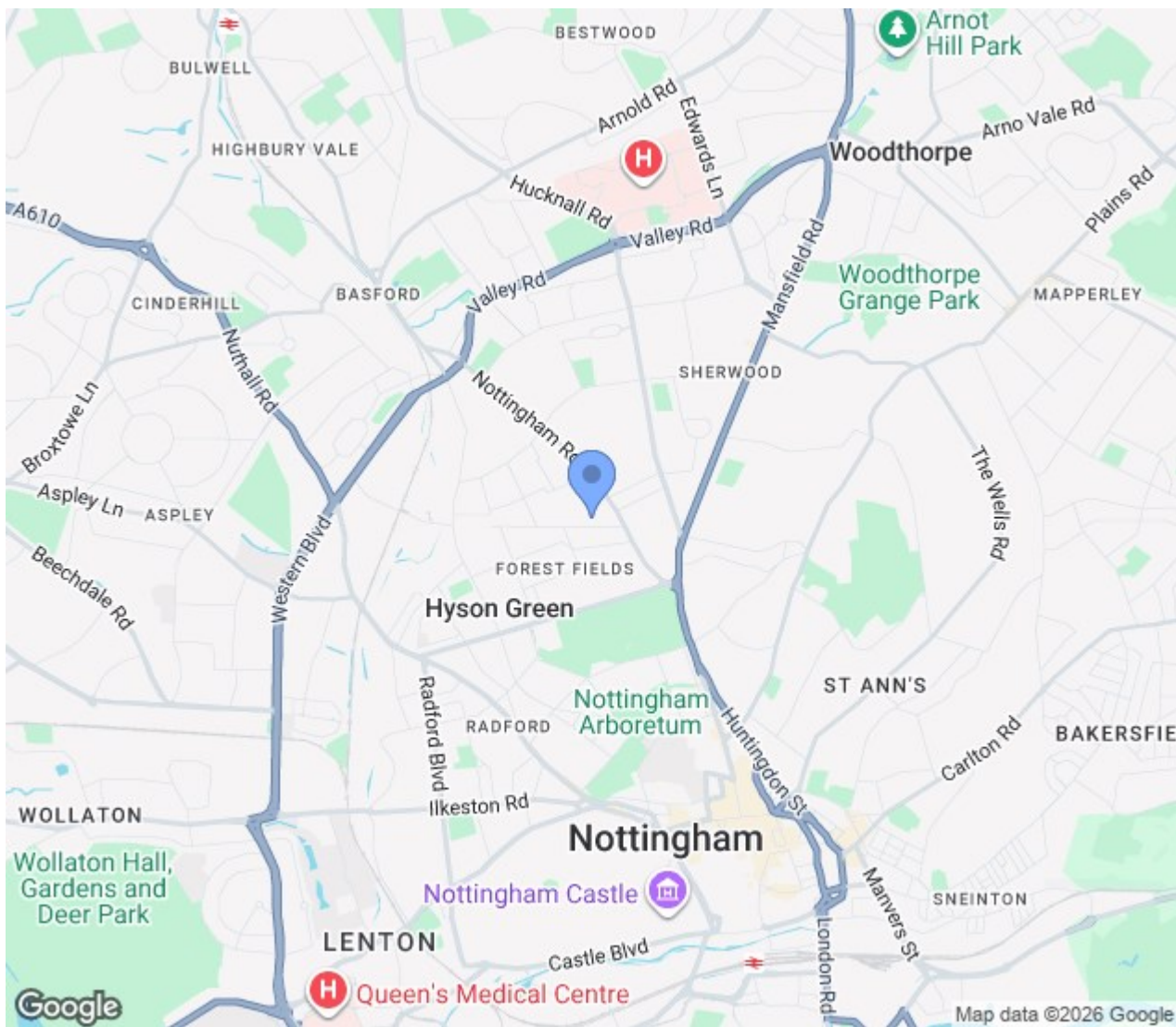
ACCESS AND SAFETY INFORMATION - Second floor flat
- No lift in the building.

References and credit checks will be required.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	70
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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