



36 Wisteria Place Old Main Road, Bulcote, NG14 5GS
£1,765 Per Month



Marriotts



36 Wisteria Place Old Main Road, Bulcote, Nottingham, NG14 5GS

- Fully furnished
- Over
- Prestigious development
- Allocated parking
- One bedroom
- Beautifully presented
- Top floor
- Viewing essential

A superbly presented fully furnished top floor apartment in an over 60's retirement development. Viewing is essential.

£1,765 Per Month



Overview

The property comprises -

Entrance Hallway

With large storage cupboard housing the boiler, water tank and washer dryer, wall mounted electric heater and doors to all rooms.

Bedroom

Having wall mounted electric heater, UPVC double glazed window and large walk-in wardrobe with shelving, hanging and a chest of drawers.

Shower Room

With a modern shower suite and wall mounted towel radiator.

Lounge Area

Having a UPVC double glazed window, wall mounted electric heater and electric feature fireplace.



Kitchen Area

Having a range of fitted wall and base units including, fridge, freezer, electric oven, ceramic hob, extractor hood, slimline dishwasher and microwave.

Outside

Delightful communal gardens and allocated parking.

Material Information

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

DEPOSIT - £2035.00. 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.

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

FLOOD RISK: None.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - TBC.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Newark & Sherwood District 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.

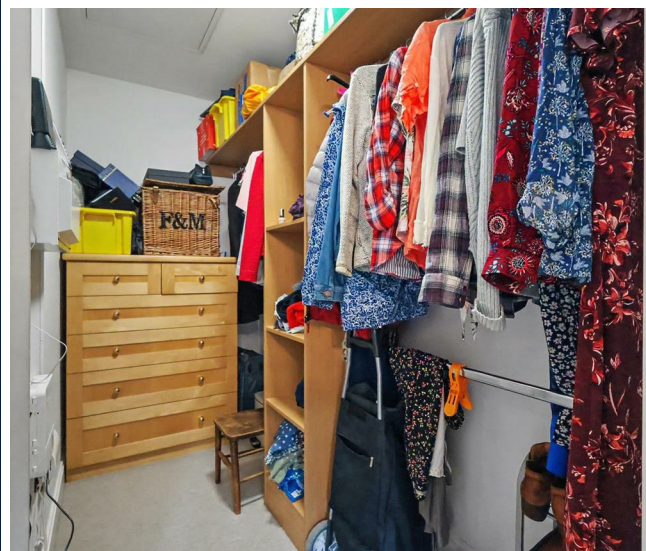
MOBILE SIGNAL / COVERAGE - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGER POINT - Not available.

ACCESS AND SAFETY INFORMATION - Second floor flat - there is a lift in the building.

NOTE - The apartment is fully furnished.

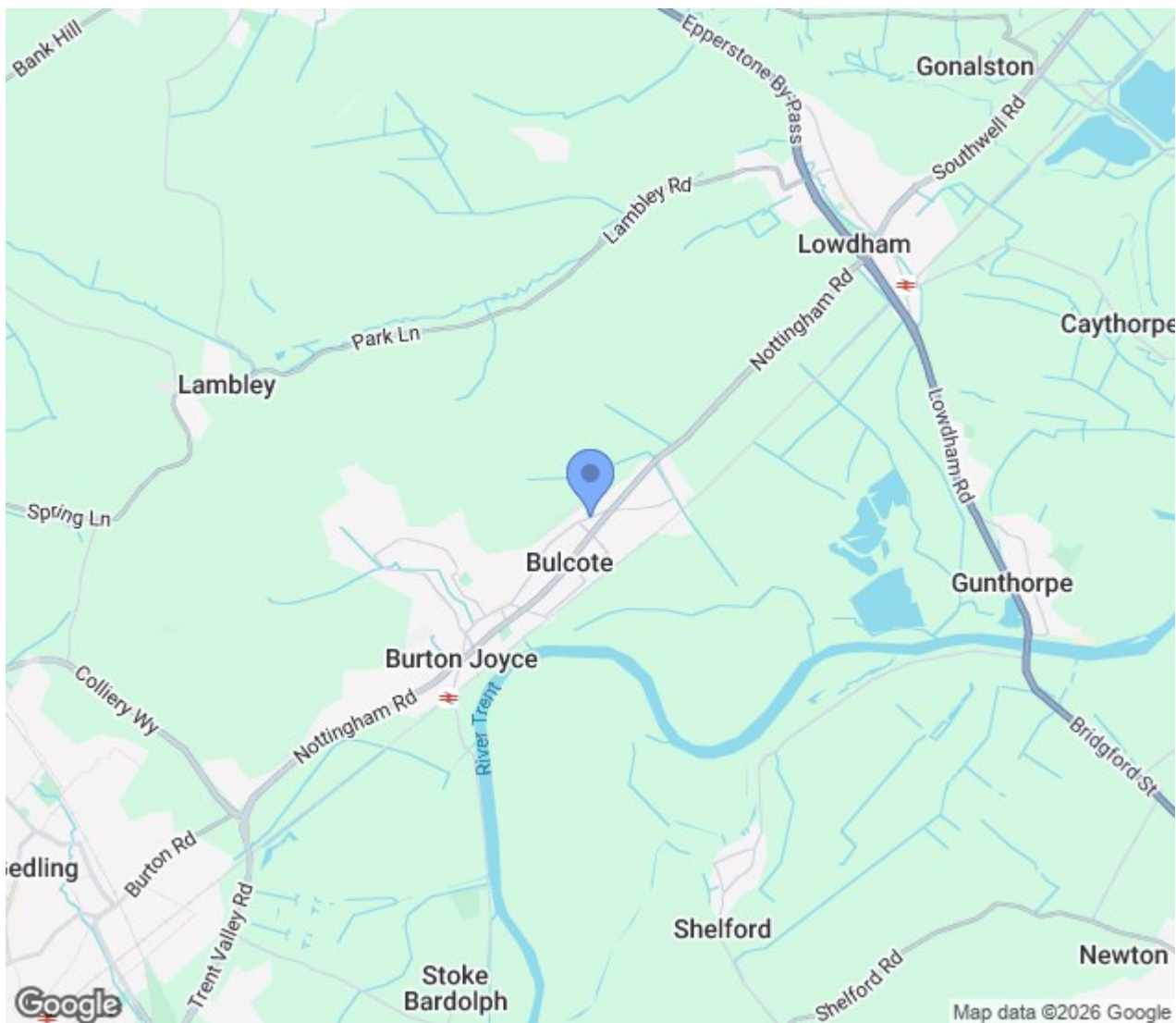
References and credit checks will be required.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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.