


437c Westdale Lane, Mapperley, NG3 6DH

£875 Per Calendar Month

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Marriotts



# 437c Westdale Lane, Mapperley, Nottingham, NG3 6DH

## £875 Per Calendar Month



- First floor maisonette
- Driveway parking
- Gas central heating
- 2 bedrooms
- Short walk to amenities
- Double glazing

It is conveniently situated just minutes walk of the amenities and facilities of the vibrant Mapperley Plains shopping area which has a good mix of independent retailers, coffee bars and cafés, pubs, take aways and restaurants, library, dentists and doctors and with regular bus services to Nottingham City centre approximately 3 miles away.

Offering quality fixtures and fittings throughout including solid oak doors, stunning modern fitted kitchen and shower room, quality carpeting/flooring along with the benefit of off street parking, gas central heating via a combination boiler and UPVC double glazing. Vertical blinds are provided where seen.

Viewing is highly recommend!





### The accommodation comprises:-

**Entrance lobby**
With composite front door, grey carpeted stairs to first floor landing with a built in storage cupboard.

**Living room / Kitchen**
Living area - with 2 large UPVC triple glazed windows with a pleasant rear aspect, 2 radiators and grey wood effect vinyl flooring.

Kitchen - with a lovely modern fitted kitchen comprising of grey gloss base and wall units, integrated electric oven, ceramic hob and extractor over, dishwasher, integrated fridge & freezer, stainless steel sink unit with mixer tap, tiled splashback, UPVC side aspect double glazed window, vinyl flooring. Separate unit area with matching units housing combination gas central heating boiler and space and plumbing for a washing machine.

## Shower room

With a modern fitted white suite comprising a double shower unit with chrome shower, wash hand basin inset into a vanity unit, WC, chrome ladder style heated towel rail, quality wall tiling, UPVC triple glazed window and vinyl flooring.

## Bedroom 1

With a front aspect UPVC triple glazed window, radiator, fitted wardrobe, grey carpeted flooring.

## Bedroom 2

In addition to the measurement above there is a door recess, and further recess/alcove.

With 2 x front aspect UPVC triple glazed windows, radiator, grey carpeted flooring, fitted wardrobe.

## Outside

The property has a parking space to the front.

## Material Information

RESTRICTIONS - With regret we cannot accept pets for this property due to the property being leasehold.
DEPOSIT - £1009
AVAILABLE - Now, long term.
MANAGEMENT OF TENANCY - The landlord will be managing the property.
UTILITIES - Mains gas, electric, water and sewerage.
ELECTRICITY & GAS SUPPLIER - Eon.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band A - Gedling Borough 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.









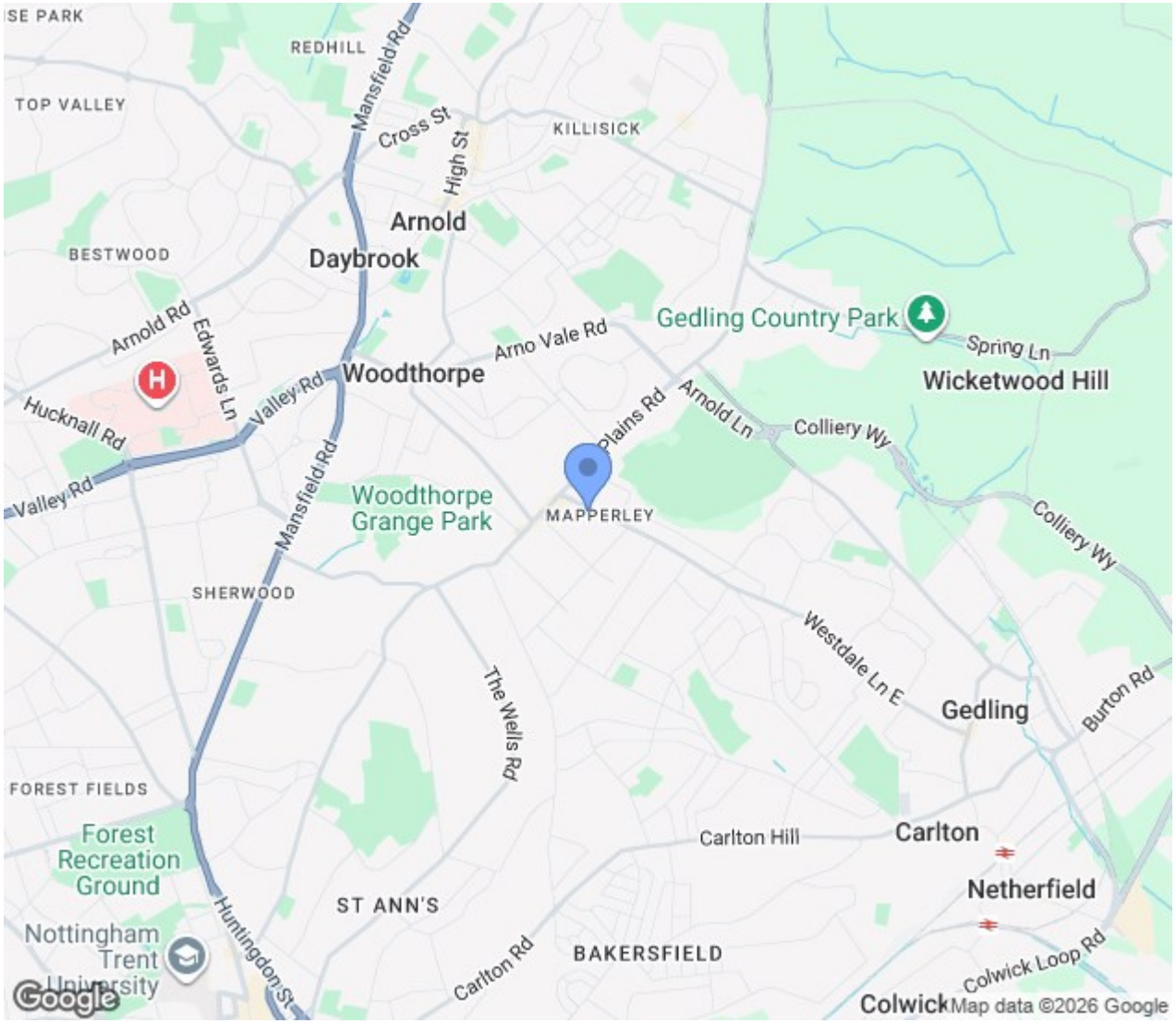


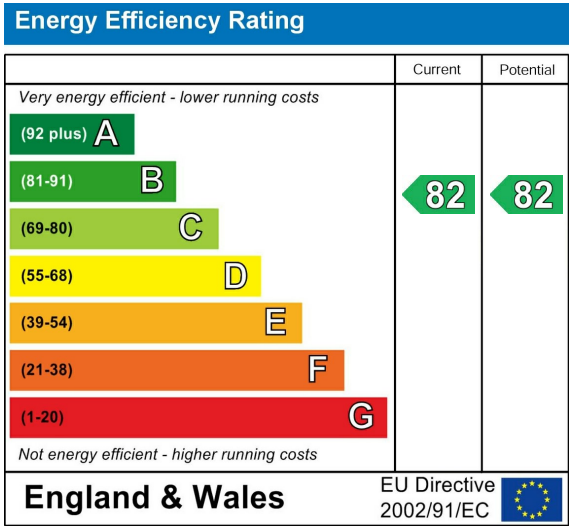
ACCESS AND SAFETY INFORMATION - Level access to the front.

References and credit checks will be required.








**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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