



Providing Quality Residential Apartments, Duplexes, Houses and Commercial Office Real Estate Rentals in the MetroWest area - Framingham, Westborough, Northborough and Needham.

## Current Available Rentals

Saturday, April 27, 2024

### **Summary of available units: All in Framingham!**

#### **AVAILABLE**

##### **May 1, 2024**

1 bedroom – Venetian Tower 2nd Floor \$2000.00(plus utilities)

##### **June 1, 2024**

1 bedroom – Venetian Tower 5th Floor \$2000.00(plus utilities)

**Please note:** The stated information supersedes all previous communications and offers with regards to available rentals listed herein. Please be sure that all websites, advertising, and broker sheets are updated to reflect the current information.

Contact Trish at the office, 508-872-8338, to see any unit during the day. Contact or Text Nancy at 508-733-9005 for evening or weekend showings.

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DAVID A. BROSSI LIMITED PARTNERSHIP

Old Path Village, 971 Concord Street, Framingham, Massachusetts 01701-4689

508-872-8338, Fax 508-872-4544, [www.davidabrossilp.com](http://www.davidabrossilp.com)

# Venetian Tower

72 Nicholas Road  
Framingham, Massachusetts  
01701

## NO SMOKING



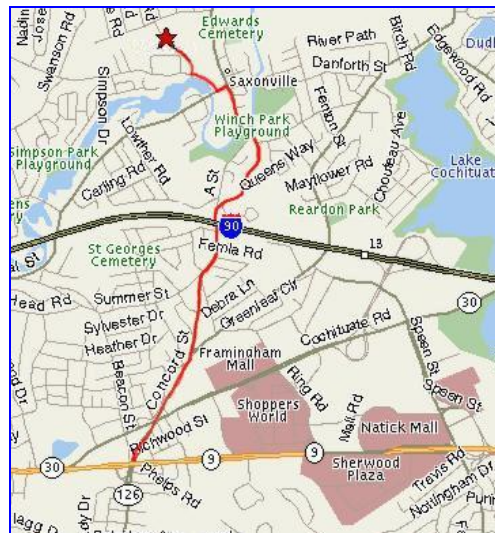
- ❖ One-bedroom apartments.
- ❖ Beautiful Venetian styled six-story brick apartment building in the north side of Framingham.
- ❖ Stores, restaurants, and library in walking distance. Mass Pike, Natick Mall, Shoppers World less than 10 minutes by car.
- ❖ First class construction - builder owned - fire and sound resistant.

## Features

- Units are fully carpeted with new appliances including microwave ovens
- AC unit in both living room & bedroom
- Units are between 720 and 750 square feet
- Electric heat and hot water
- Laundry facilities and refuse disposal on every floor
- Off street parking, RCN & Comcast cable, internet & telephone available
- Heated garage - spaces available for an additional fee
- Immaculate

## Directions from Route 9 in Framingham

- Take Route 126 North (Concord Street)
- Remain on Concord Street to 3<sup>rd</sup> set of lights – about 1.5 miles and take a left onto Central Street then a quick right onto Water Street
- Nicholas Road is on the right about 1/4 mile up Water Street
- The Venetian Tower is about 1/4 mile on the left.



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## VENETIAN TOWER

**1 BR, 72 Nicholas Road, Framingham, MA 01701**

### Available:

1 bedroom 5<sup>th</sup> floor June 1, 2024

**Description:** Spacious one-bedroom suites, quiet building, on site management, Private Balcony with large storage closet! For more details see the Venetian Tower profile below.

**Rent:** 5<sup>th</sup> floor \$2000.00      **1Due at signing:** 1<sup>st</sup> month's rent & Security Deposit      **Security Deposit:** \$2000.00

**Utilities:** Electric heat and hot water paid by Tenant

Floor: 5<sup>th</sup> Floor      Bedrooms: 1 very large      Garage available for \$135 per a month

Laundry on each floor, change machine on 2<sup>nd</sup> floor      Bathrooms: 1      Snow Removal: Done by owner

Pets: Will consider cat with Full month security deposit      Air Conditioning: 2 units – BR & Living RM      Lawn Maintenance: Done by owner

6 story brick building      Lease: 1 year      Parking: \$35.00 for 2<sup>nd</sup> car

### ***Venetian Tower Tidbits for the grand tour:***

- *Locked mailboxes in Foyer*
- *Go through door to the right of the elevator - Magazine exchange on left*
- *Continue through next door to see the garage, with remote door opener*
- *To the right, in the garage, are grocery carts for the residents to use to bring their belongings to and from their apartment without multiple trips.*
- *On each floor, left off elevator, on left, laundry room then 2 doors up on left is a trash chute (a huge bonus for anyone who's had to drag their trash to the dumpster in the rain.)*
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  - Contact Trish 508-872-8338 for day showings or
  - Nancy for weekend and evening showings at 508-733-9005.

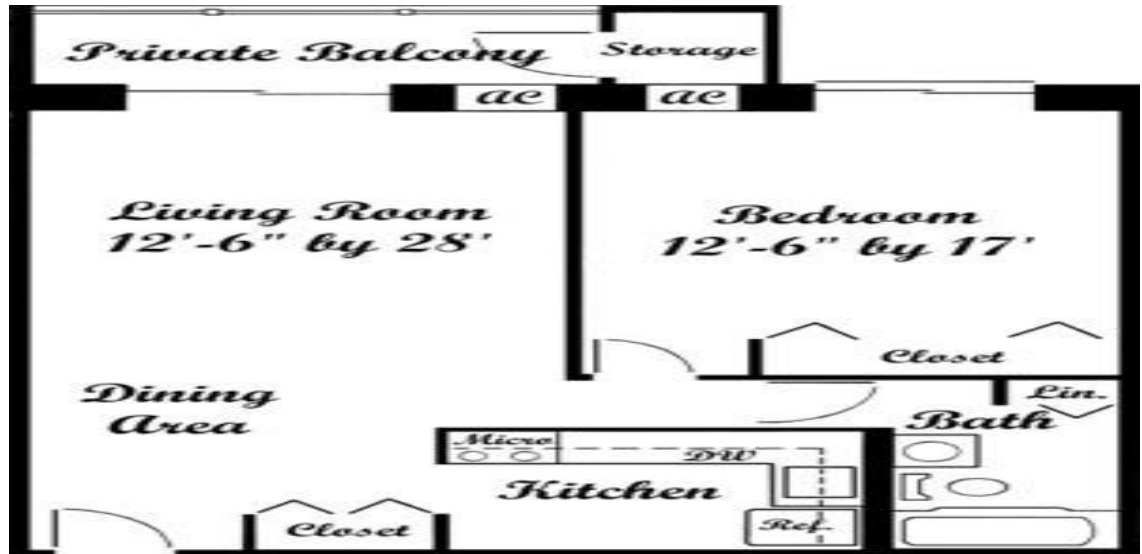
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*Venetian Tower*

*5<sup>th</sup> Floor Plan*



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