



24 Cromwell Crescent, Lambley, NG4 4PJ
£725 PCM



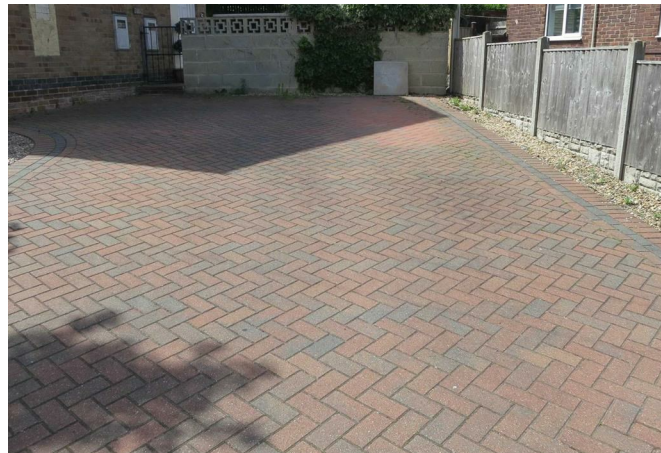
Marriotts



24 Cromwell Crescent Lambley, NG4 4PJ

- Ground floor maisonette
- UPVC double glazing
- Delightful garden
- One bedroom
- Gas central heating
- Redecorated throughout

A redecorated one bedroom ground floor maisonette in the popular village of Lambley. With new carpets, UPVC double glazing and gas central heating the spacious accommodation is perfect for a single person or couple. Parking for two cars. Available now.



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Entrance Hallway

With tiled flooring, radiator and large storage cupboard.

Lounge

To the front elevation with radiator and UPVC double glazed window.

Kitchen

With a range of white shaker style wall and base units, freestanding gas cooker, radiator, space for washing machine and fridge freezer. Also benefitting from tiled flooring, radiator and UPVC double glazed window.

Bedroom One

Also to the front of the property, having radiator and UPVC double glazed window.

Shower Room

Having modern white suite including large shower cubicle, tiled flooring and UPVC double glazed window.

Outside

Delightful rear garden including patio, mature shrubs and trees.

To the side of the property is parking for two cars.

Material Information

RESTRICTIONS - No smoking is allowed in the property.

DEPOSIT - £835

AVAILABLE - Now

MINIMUM TENANCY TERM - 12 months.

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

UTILITIES - Mains electric, water and sewerage.

ENERGY SUPPLIER - Eon.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band A - Gedling Borough Council.

B R O A D B A N D A V A I L A B I L I T Y -
<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.

M O B I L E S I G N A L / C O V E R A G E -
<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 - Ground floor with level access to the rear and slightly sloping drive to the side.

References and credit checks are mandatory.

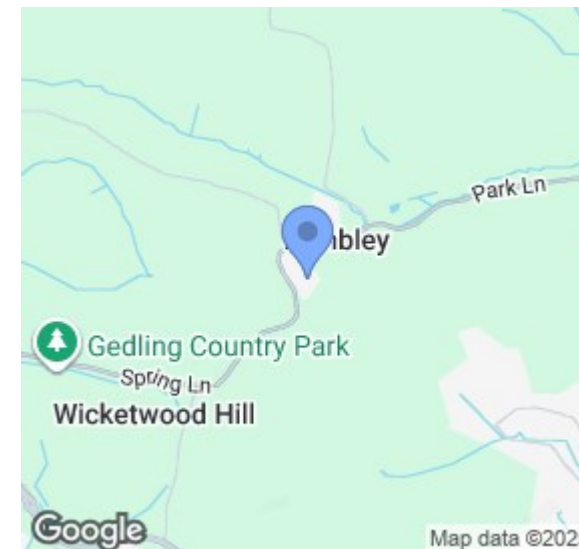






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		
England & Wales	EU Directive 2002/91/EC	



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.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts 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 Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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