



72 Okehampton Crescent, Mapperley, NG3 5SE
£800 Per Month



Marriotts



72 Okehampton Crescent, Mapperley, Nottingham, NG3 5SE

- End townhouse
- Two bedrooms
- Parking
- Double glazing
- Bathroom with electric shower
- Gas central heating

A two-bedroomed end townhouse on this popular development just off Spring Lane. The property has a lounge and kitchen downstairs, with two bedrooms and a bathroom with a white suite and an electric shower on the first floor. The property also has UPVC double glazing and gas central heating.



£800 Per Month



Overview

The property comprises -

Lounge

Modern composite front entrance door, UPVC double-glazed window to the front, radiator and under-stair cupboard housing the RCD board, gas and electric meters.

Kitchen

A range of wall and base units with worktops and an inset stainless steel sink unit and drainer with tiled splashbacks. Gas cooker point, plumbing for washing machine, wall-mounted Glowworm gas boiler, stairs to the 1st floor, radiator, UPVC double-glazed window and door to the rear. *There is a washing machine that is goodwill only and will not be repaired or replaced by the landlord.

First Floor Landing

With airing cupboard housing the hot water cylinder.

Bedroom 1

Two UPVC double-glazed front windows and two radiators.

Bedroom 2

UPVC double glazed rear window and radiator.

Bathroom

A white suite consisting of a recessed bath with full height tiled surround, glass screen and electric shower. Pedestal wash basin, dual flush toilet, radiator, wood-style floor covering and UPVC double-glazed rear window.

Outside

There is a lawned front garden. Side-gated access leads to a lawned side area, which extends to the rear of the property. To the rear is a large enclosed lawn with a mixture of new fencing and concrete-post and fence panelling to the perimeter, with halogen security light, outside tap and rear gate leading to a communal parking area.

Material Information

COUNCIL TAX: Gedling Borough Council - Band B
DEPOSIT: £923.00 - 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.

FLOOD RISK: Very low

UTILITIES - Mains gas, electric, water and sewerage.

GAS/ELEC PROVIDER: Ovo

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: No

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

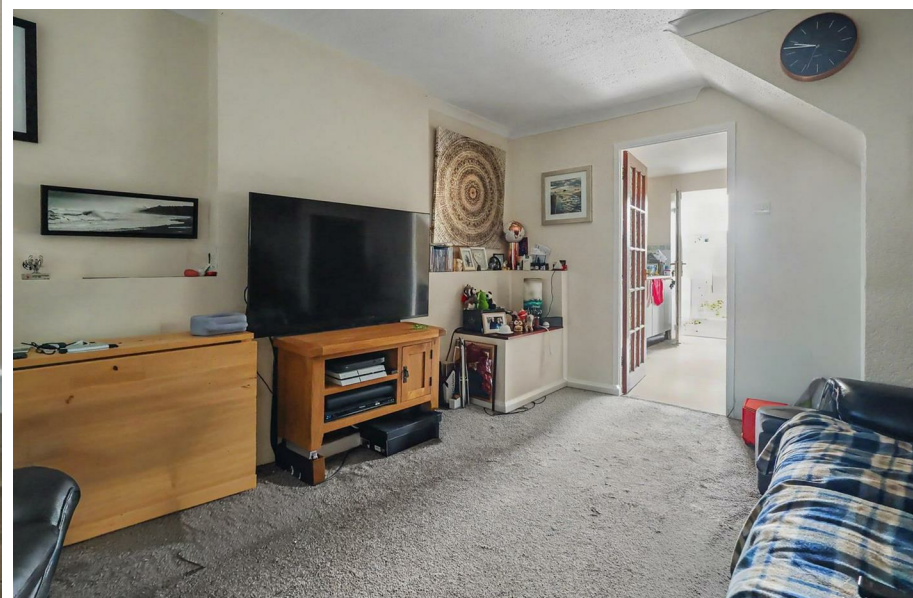
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: Not available.

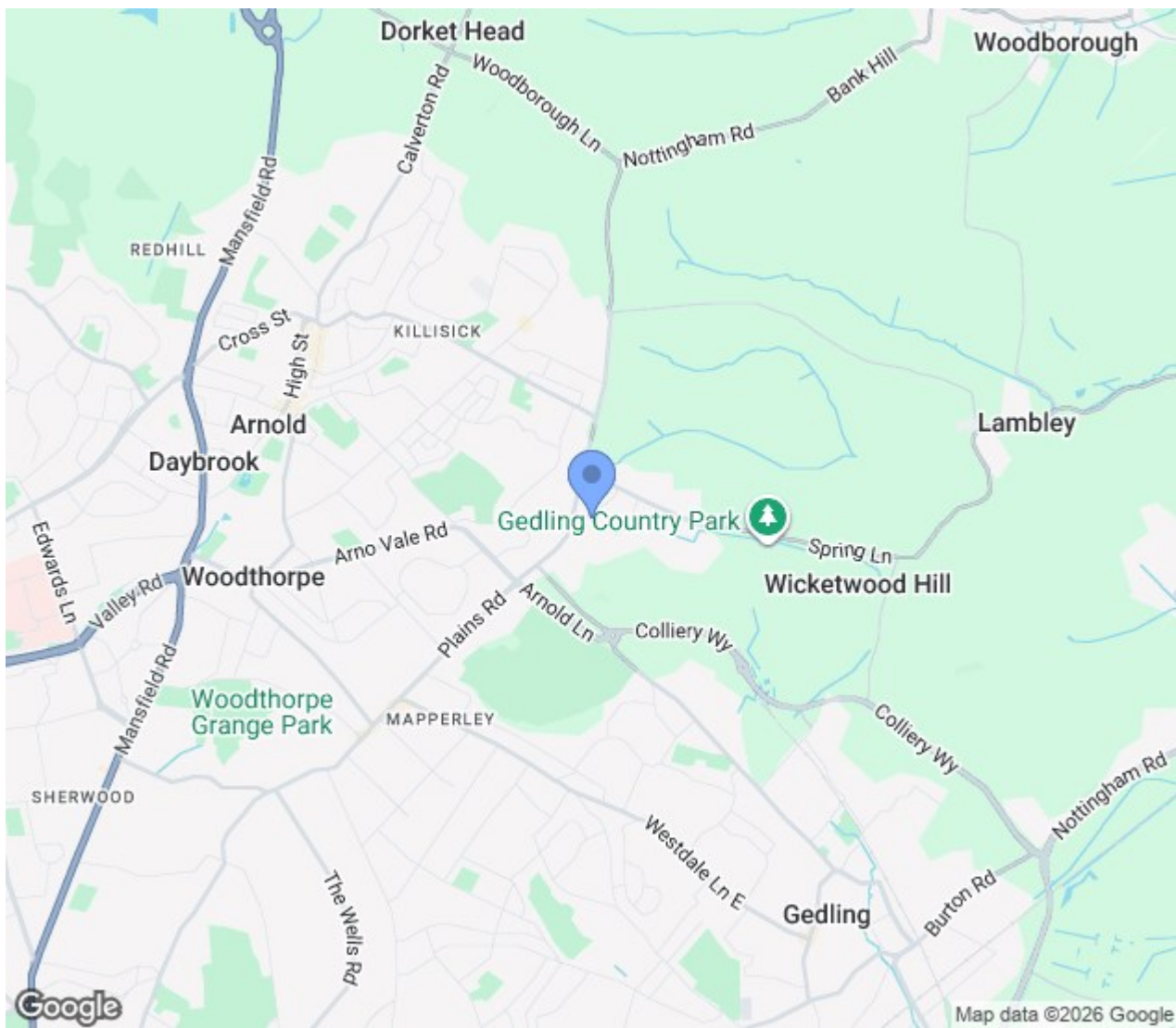
ACCESS AND SAFETY INFORMATION: Level access to front and rear.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(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.**

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