



Dunmow Court Alexandra Park, NG3 4JD  
£995 Per Calendar Month

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 Marriotts





# Dunmow Court Alexandra Park, Nottingham, NG3 4JD

- Fully refurbished
- Balcony
- Double glazing
- Two bedrooms
- Gas central heating
- Great location

This two bedroom end townhouse has been fully refurbished to a high standard. Conveniently situated giving easy access to Mapperley, Sherwood and the City Centre.

**£995 Per Calendar Month**



## Overview

The property comprises -

### Entrance Porch

Double glazed porch area with electric heater and tiled floor.

### Entrance Hallway

With radiator and stairs leading to the first floor.

### Open Plan Kitchen & Lounge

#### Kitchen Area

Having a new fitted kitchen including a range of wall and base units, electric oven, gas hob, extractor hood, composite sink and drainer. With radiator, UPVC double glazed window, cupboard under the stairs and new plank effect vinyl.





### Lounge Area

With radiator, new grey carpet, UPVC double glazed window and door leading to the rear communal area.

### Stairs & Landing

### Bedroom 1

To the rear with new grey carpet, radiator, UPVC double glazed window and door to the balcony with far reaching views.

### Bedroom 2

To the front with built in storage cupboard over the stairs, radiator, UPVC double glazed window and new grey carpet.

### Bathroom

Newly fitted, white suite incorporating a vanity unit, waterfall shower over the bath, tiled floor, black towel radiator, feature tiled wall and UPVC double glazed window.

### Outside

Communal garden to the front and communal yard area to the rear.

### Material Information

DEPOSIT - £1145

AVAILABLE - Now

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Eon.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Nottingham City 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.

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. Stepped access to the rear communal area.

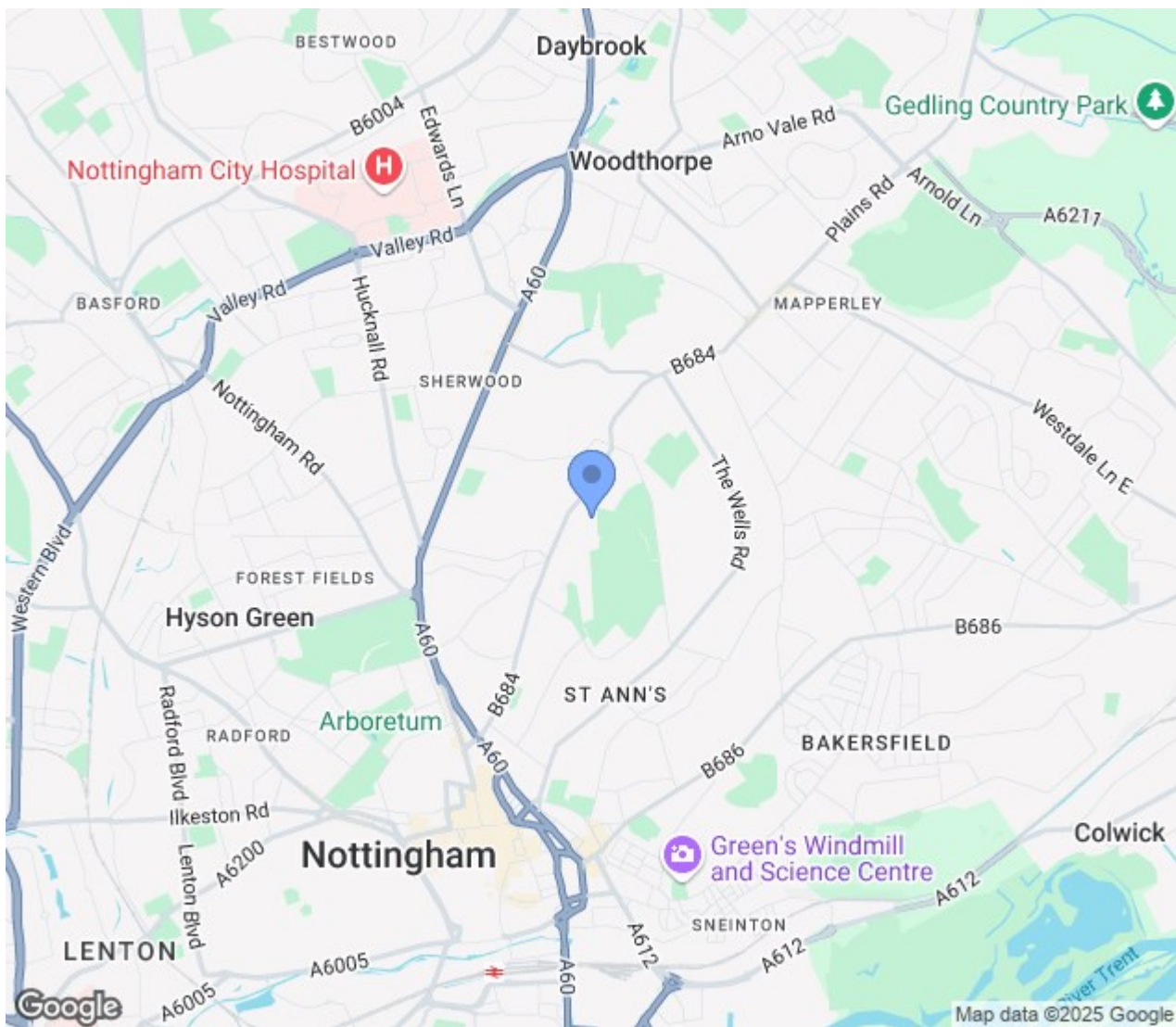
References and credit checks are mandatory.











### Energy Efficiency Rating

|   | Current   | Potential                  |
|---|-----------|----------------------------|
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>88</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>56</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC |

**Please contact us on  
0115 953 6644 or  
[lettings@marriotts.net](mailto:lettings@marriotts.net)  
should you wish to arrange  
to view this property  
or if you require any  
further information.**

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