



8 Branton Crescent, Mapperley, NG3 5SZ
£1,100 Per Calendar Month

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Marriotts



8 Braunton Crescent, Mapperley, Nottingham, NG3 5SZ

- Modern semi detached house
- Garden
- Double glazing
- Close to Gedling County park
- Two off road parking spaces
- Gas central heating
- Lovely modern development
- Redecorated and new carpets

This well presented semi detached house offers a rare opportunity to move into a lovely modern home situated on a desirable development a short walk of Gedling Country Park!

The redecorated property benefits from 2 parking spaces to the rear, garden, gas central heating and double glazing, new floorings, with curtains and blinds included where seen. AVAILABLE NOW!



£1,100 Per Calendar Month



The accommodation comprises:-

Entrance Hall

With stairs to first floor, radiator and vinyl flooring,

W.C

With a modern white suite with w.c. & wash hand basin, electrical consumer unit and vinyl flooring.

Kitchen

With a range of contemporary cream fitted wall and base units with a integrated stainless steel oven & hob with stainless steel splash back and extractor above, stainless steel sink unit with mixer tap, radiator, UPVC double glazed window with front aspect, space and plumbing for other appliances.

Living room

Good sized room with space for living and dining area, two radiators, UPVC double glazed French doors leading on to the garden, UPVC double glazed window, large under stair storage cupboard, TV & telephone points.

First Floor Landing

Stairs lead from the hallway to the landing, with storage cupboard, and doors leading to;

Bedroom 1

Double bedroom, radiator, UPVC double glazed window with rear aspect, TV point.

Bedroom 2

Double bedroom, radiator, UPVC double glazed window with front aspect, TV point.

Bedroom 3

Single bedroom, radiator, UPVC double glazed window with rear aspect.

Bathroom

With a modern white 3 piece suite comprising of panel enclosed bath with shower over, wc and basin, radiator and vinyl flooring.

Outside

The property is approached at the front via a short paved path with lawned front garden, and at the rear there is a lawned fence enclosed rear garden with small paved area.

The property has two allocated parking spaces beyond the fence at the end of the garden.

Material Information

DEPOSIT - £1265.00 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.

AVAILABLE - Available now, long term.

MINIMUM TENANCY TERM - 12 months.







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

UTILITIES - Mains gas, electric, water and sewerage.

ELECTRICITY & GAS SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band C - 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.

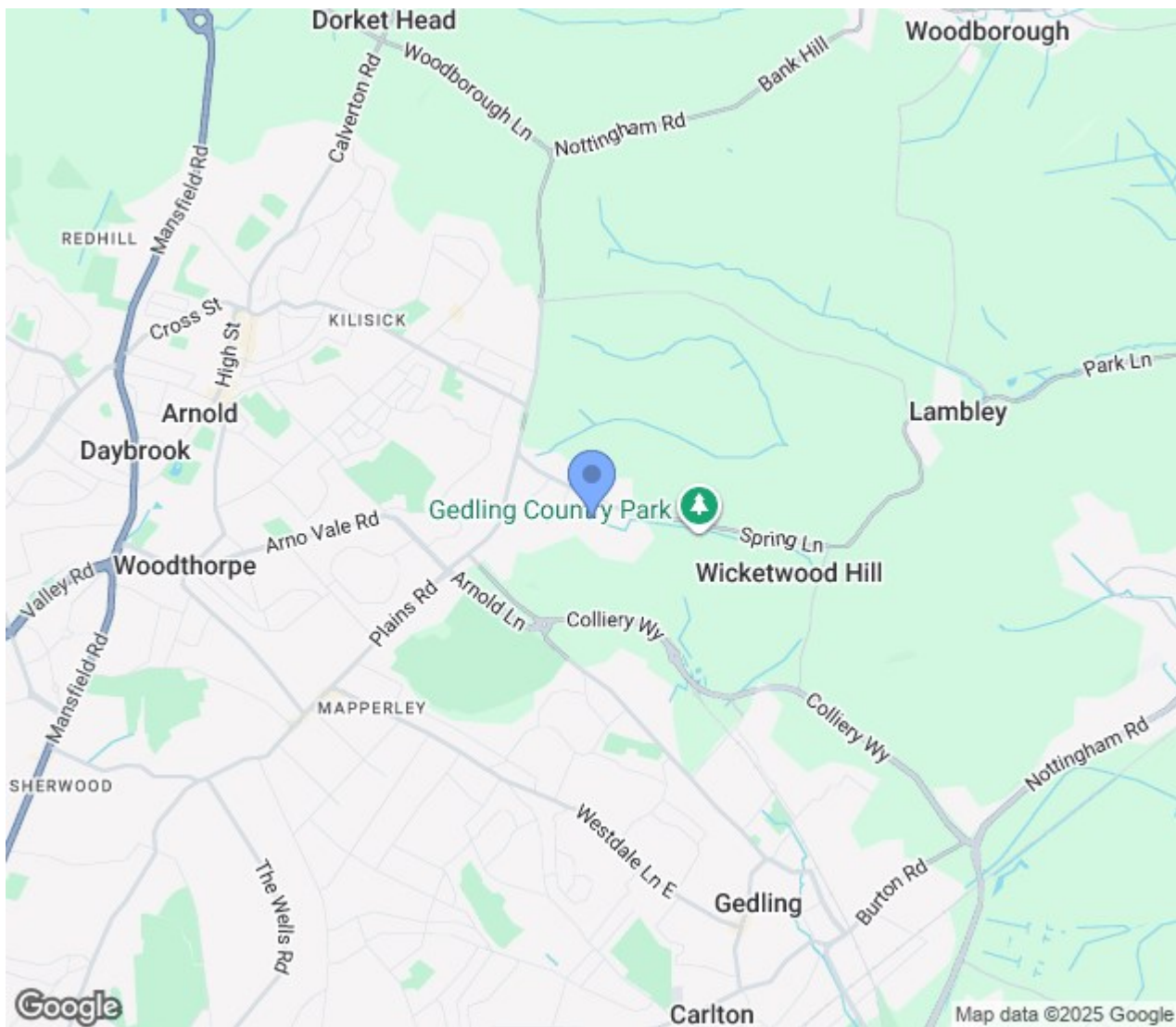
FLOOD RISK: Very low.

ACCESS AND SAFETY INFORMATION - Level access to the front door and level rear garden.

References and credit checks are mandatory.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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 or
lettings@marriotts.net
 should you wish to arrange
 to view this property
 or if you require any
 further information.

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