



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.

## 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.

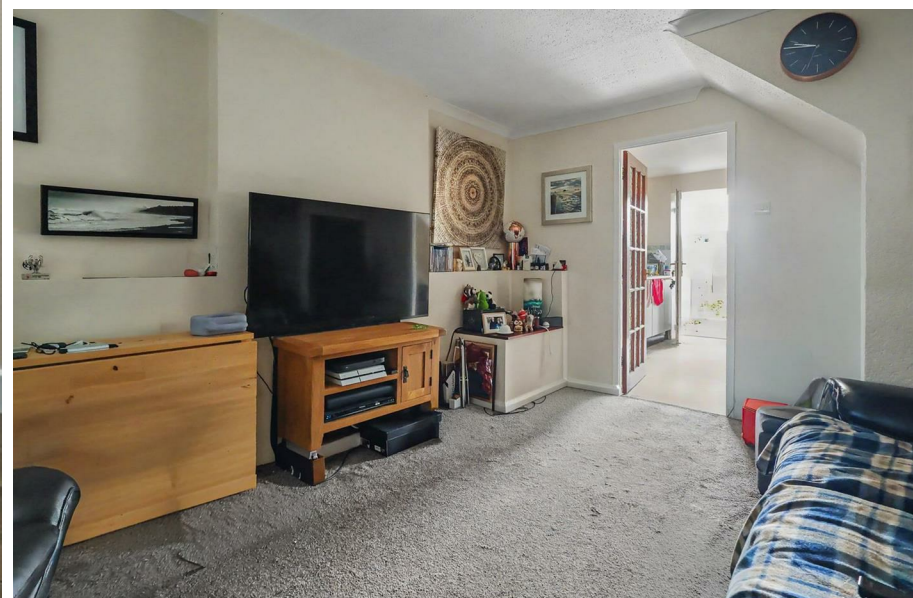
**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom - Broadband and Mobile coverage checker.

**ELECTRIC CAR CHARGING POINT:** Not available.

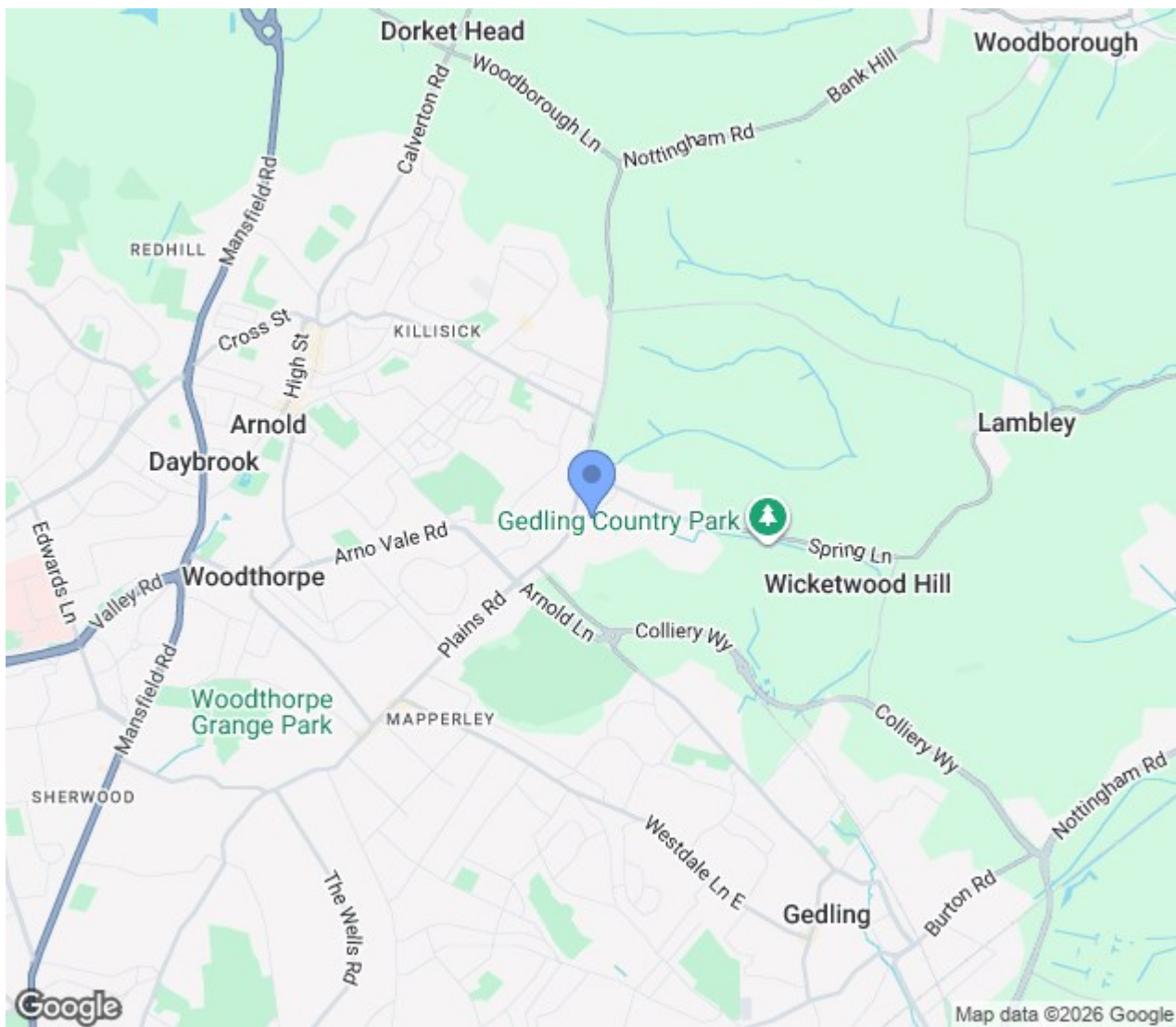
**ACCESS AND SAFETY INFORMATION:** Level access to front and rear.











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

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 a tenancy agreement. Measurements are approximate.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Credit checks and tenant screening - if your application is successful, subject to contract, Marriotts will ask you to complete a credit check, along with employment and previous landlord references, along with a Right to Rent check.