



43 Branton Crescent, Mapperley, NG3 5SZ  
£950 Per Calendar Month

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*Marriotts*





# 43 Braunton Crescent Mapperley, NG3 5SZ

- Part furnished
- 2 bedrooms
- Gas central heating
- Top floor apartment
- Lovely modern kitchen
- UPVC double glazing

This modern PART FURNISHED and extremely well presented top floor apartment is located on a popular DESIRABLE development. with an allocated PARKING SPACE. AVAILABLE early January 2026 - long term.

**£950 Per Calendar Month**



Located within a short drive of the shopping amenities in Mapperley including a good choice of restaurants, pubs, cafés, library and independent retailers, along with a Nuffield gym, a popular local farm shop and a local Sainsbury's supermarket.

Bus services are close by and the apartment is within a short drive of City Hospital, the Ring Road and A60/A614. Benefitting from an allocated parking space, gas central heating, UPVC double glazing and secure entry system.

**The accommodation comprises:-**

**Communal entrance**

With post boxes, stairs to all floors.

**Apartment hallway**

With secure front door, storage cupboard, radiator, entry phone and quality wood effect laminate flooring.



### Bedroom 1

Being a good size double room of a slightly irregular shape, radiator, UPVC double glazed window. With a double bed, chest of drawers and a mirrored wardrobe.

### Bedroom 2

With a radiator, UPVC double glazed window., desk and chair, shelving unit.

### Bathroom

With a modern white suite comprising a bath with tiled splashback, chrome shower over with glass shower screen, wc and basin, radiator, large mirror bathroom cabinet, tiled flooring.

### Living room

Being double aspect with UPVC French doors opening to Juliette balcony, UPVC double glazed window, 2 radiators, quality wood effect laminate flooring. With large TV cabinet matching a floating shelf on the wall.

### Kitchen

Being open plan to the living room with a range of modern fully fitted cream gloss units with laminate work surfaces, integrated electric oven, stainless steel 4 ring gas hob and concealed extractor over, washer/dryer, fridge/freezer, dishwasher, UPVC double glazed window, cupboard housing combination gas central heating boiler.

### Outside

The property has an allocated parking space.

### Further information

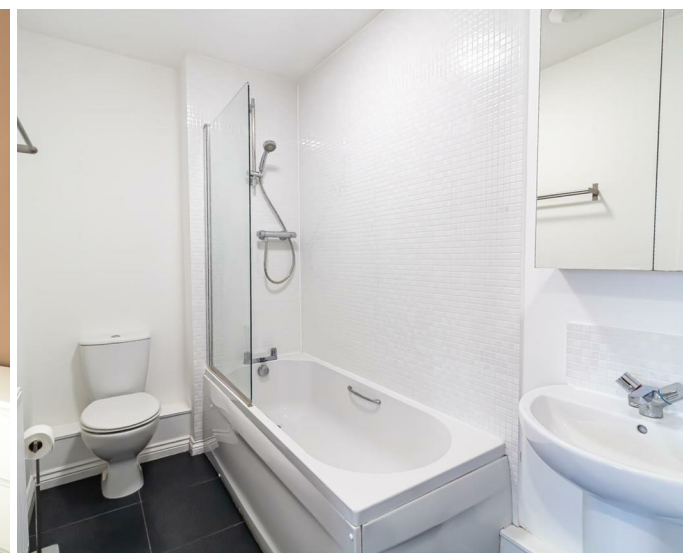
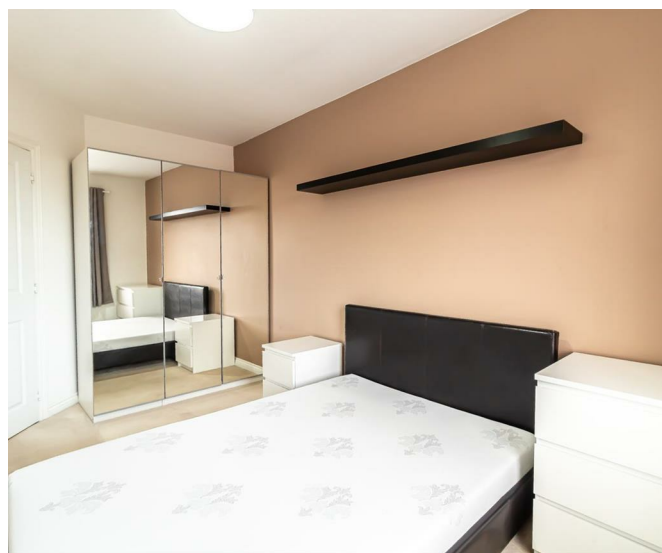
**RESTRICTIONS:** With regret no pets or smokers can be accepted due to the head lease of the building.

**DEPOSIT:** £1095. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited against the security deposit when acceptable references are completed.

**LOCATION OF BOILER:** Kitchen cupboard.

**UTILITIES** - Mains gas, electric, water and sewerage.

**MAINS GAS PROVIDER:** TBC





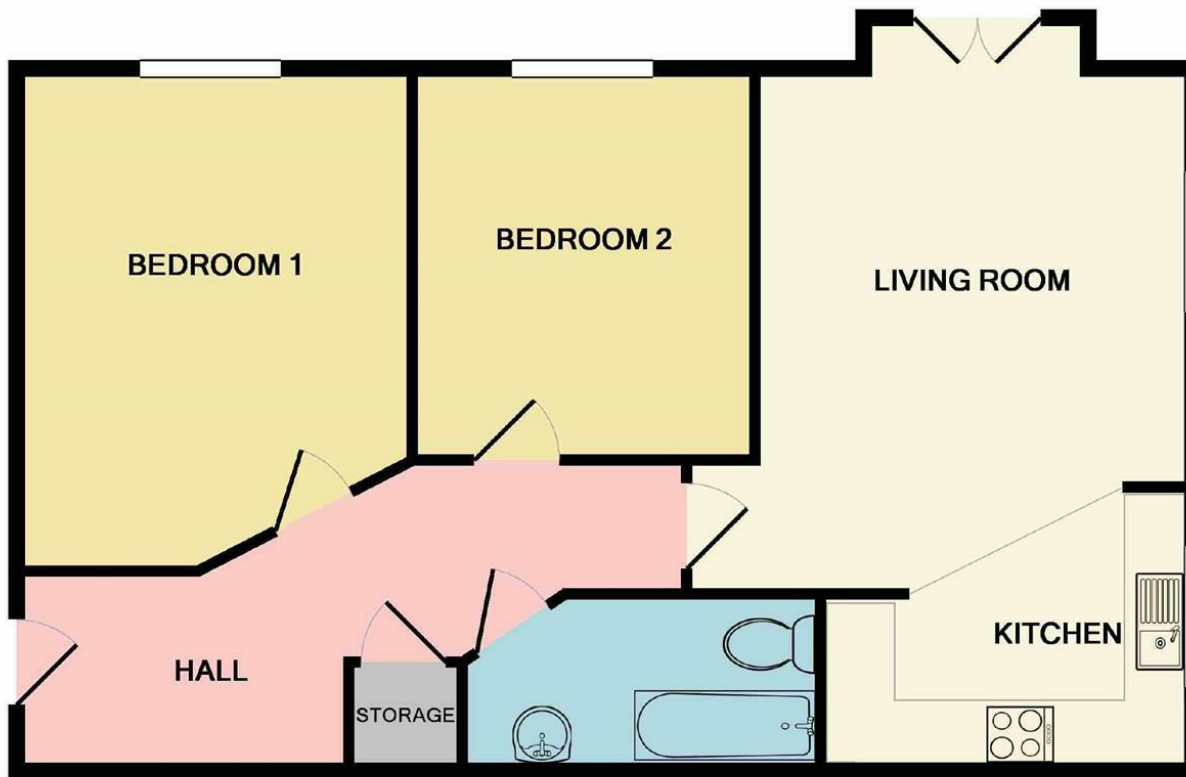





MAINS ELECTRICITY PROVIDER: TBC  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
FLOOD RISK: None  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: Not available.  
ACCESS AND SAFETY INFORMATION: Steps to the top  
floor of the communal landing, no lift available.

References and credit checks will be required.





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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</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 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.
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. 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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