

22 Cromwell Crescent, Lambley, NG4 4PJ

£825 Per Calendar Month

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Marriotts



# 22 Cromwell Crescent, Lambley, Nottingham, NG4 4PJ

- Maisonette
- Off road parking
- Double glazing
- Two bedrooms
- Gas central heating
- Low maintenance garden

Situated in the popular village of Lambley is this two bedroom first floor maisonette. It is well presented throughout with a low maintenance garden and parking - available early October!





## £825 Per Calendar Month



### Overview

The property is located on a quiet residential street, close to countryside walks.

### Entrance Hallway

Having a large storage cupboard with shelves, hanging rail and housing the condenser dryer.

### Lounge

To the front elevation with radiator and UPVC double glazed window.

### Kitchen

With a range of white gloss wall and base units with under unit lighting and incorporating two integrated freezers, integrated fridge, electric oven, ceramic hob and freestanding washing machine. Also having a UPVC double glazed window and sparkly tiled floor.

## Bedroom 1

Also to the front of the property, having radiator and UPVC double glazed window. Please note that a new carpet is being fitted in this room.

## Bedroom 2

With large mirror front wardrobes and three quarter size bedframe, radiator and UPVC double glazed window.

## Bathroom

Having modern white suite including shower over the bath and vanity unit, radiator, grey tiled flooring and UPVC double glazed window.

## Outside

Low maintenance garden including patio and pebble areas with shed and a block paved driveway for two cars.

## Material Information

RESTRICTIONS - No pets due to shared access with the neighbour.
DEPOSIT - £950
AVAILABLE - Early October.
MANAGEMENT OF TENANCY - The landlord will be managing the property.
UTILITIES - Mains gas, electric, water and sewerage.
ENERGY SUPPLIER - Eon.
WATER SUPPLIER - Severn Trent Water.
COUNCIL TAX - Band A - 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 - Low.
ACCESS AND SAFETY INFORMATION - Sloped access.









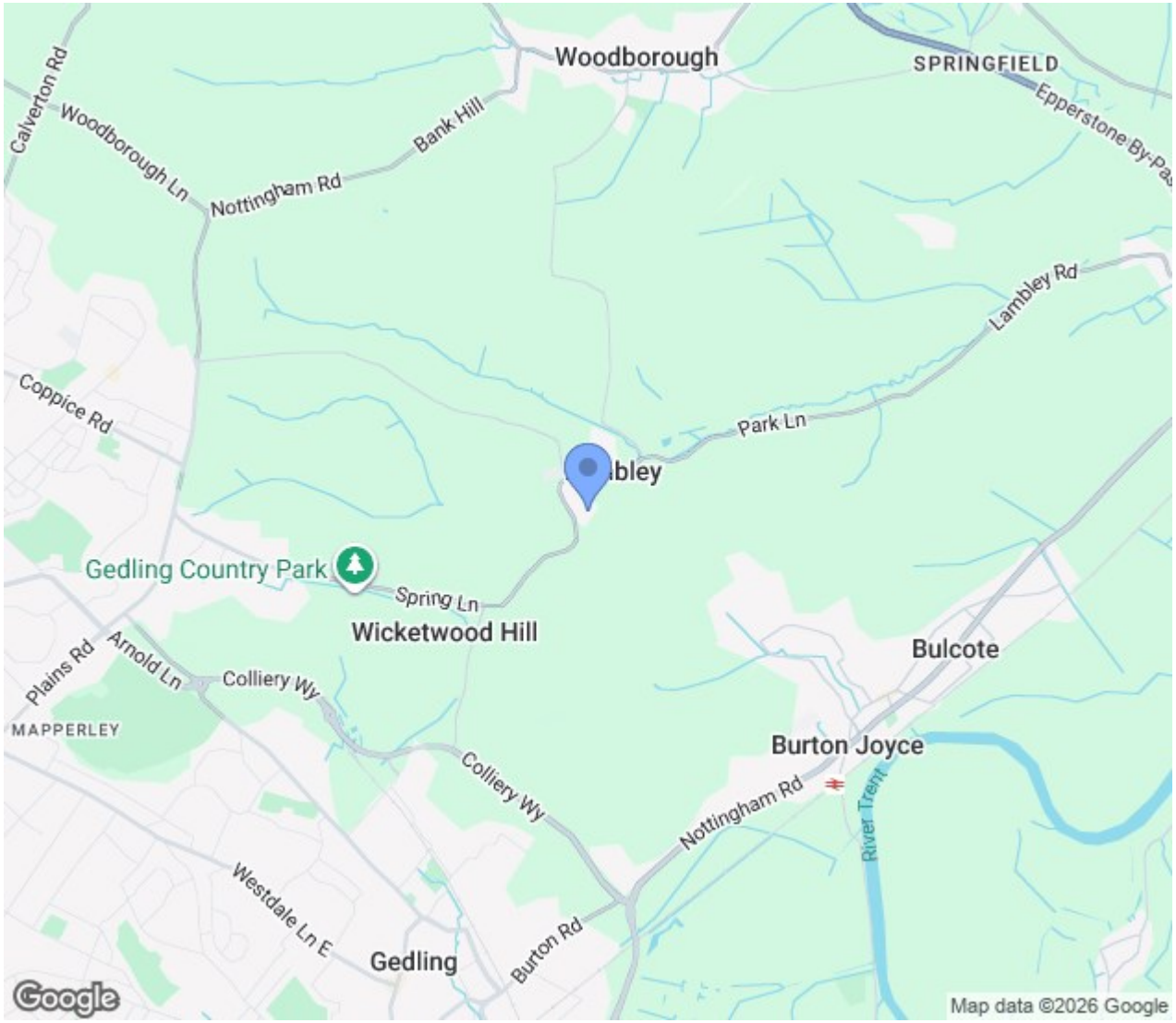


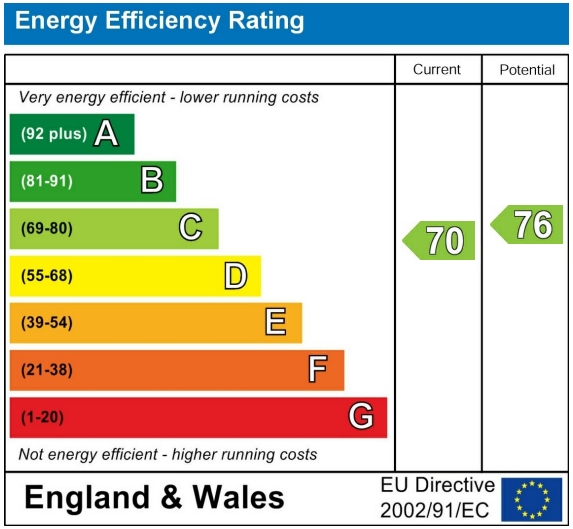
First floor maisonette with no lift.

References and credit checks are mandatory.








**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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