



31 Thompson Court,
Chilwell, Beeston, NG9 6RE

31 Thompson Court, Chilwell, Beeston, NG9 6RE

A well presented two bedroom top floor apartment located within the popular Thompson Court development in Chilwell, Nottingham. Positioned on the top floor, the property benefits from a bright and airy feel along with a pleasant outlook.

The accommodation comprises an entrance hallway, a spacious living area ideal for both relaxing and entertaining, a fitted kitchen area, two well proportioned bedrooms, and a bathroom. Further benefits include uPVC double glazing throughout and electric central heating, providing comfort and efficiency. There is allocated parking within the carpark.

This property would make an ideal purchase for first-time buyers looking to step onto the property ladder, or investors seeking a well located buy to let opportunity.

Offered for sale with no upward chain.

Guide Price £160,000



ACCOMMODATION

The entrance door opens to the entrance hallway.

The entrance hallway has a storage cupboard, and doors leading into the open plan reception room, both bedrooms, and the bathroom.

The bathroom has a three piece suite comprising; a bath with a shower over, a wash hand basin, and a wc. There is a window to the front.

Both bedrooms have windows to the rear, and electric heaters.

The dual aspect open plan reception room has windows to both the front and rear, and incorporates the living area, and the kitchen area. The kitchen area has a range of wall and base units, roll edge work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus a built in electric oven, and a hob. There is open access to the living area.

OUTSIDE

The property has allocated parking on site.

Leasehold Information

We are advised that the property is leasehold, and that the lease commenced in 2005.

We are told that a ground rent of £294.00 per annum is charged, plus a maintenance charge of £1384.00 per annum.

Council Tax Band

Council Tax Band B. Broxtowe Borough Council.

Location

Chilwell is a highly regarded residential area, well known for its excellent transport links and local amenities. The property is conveniently placed for access to Beeston town centre, the A52, M1 motorway, and the Nottingham Express Transit (NET) tram, making it ideal for commuters. A range of shops, supermarkets, parks, and leisure facilities are all close by, with the University of Nottingham and Queen's Medical Centre also within easy reach.

Referral Arrangement Note

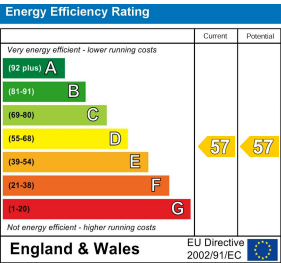
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

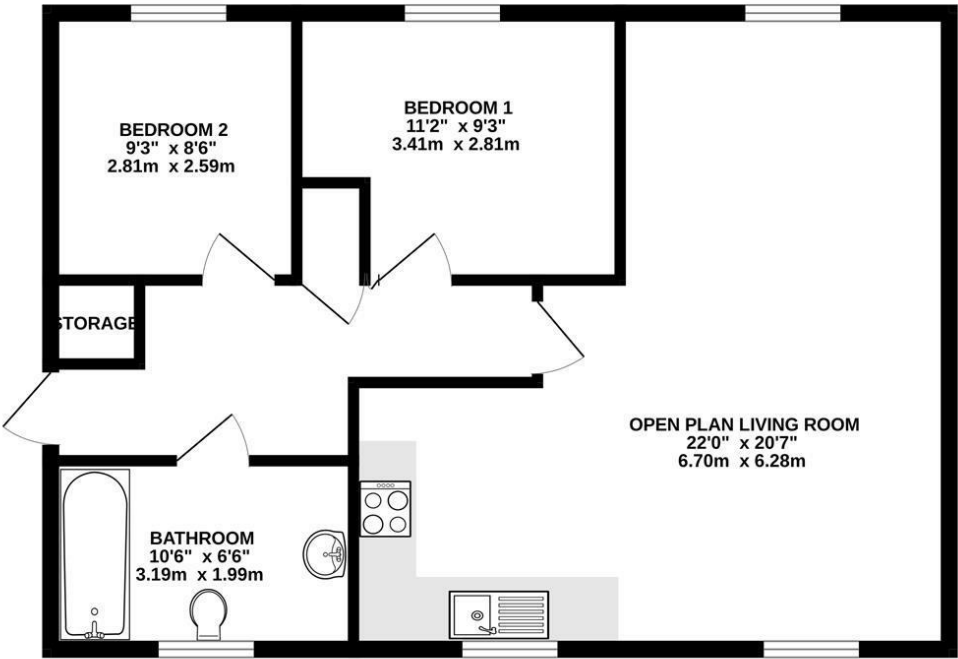


Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025.

