

21 Cossons House The Manor, Church Street, Beeston,

Price Guide £220,000

- Penthouse
- Study/ Bedroom 3
- Secured Parking
- EPC D
- Two Double Bedrooms
- Spacious Balcony
- Investment
- Two Bathrooms
- Communal Courtyard
- Council Band B

21 Cossons House The Manor, Beeston NG9 1HQ

**** Penthouse**Investment****

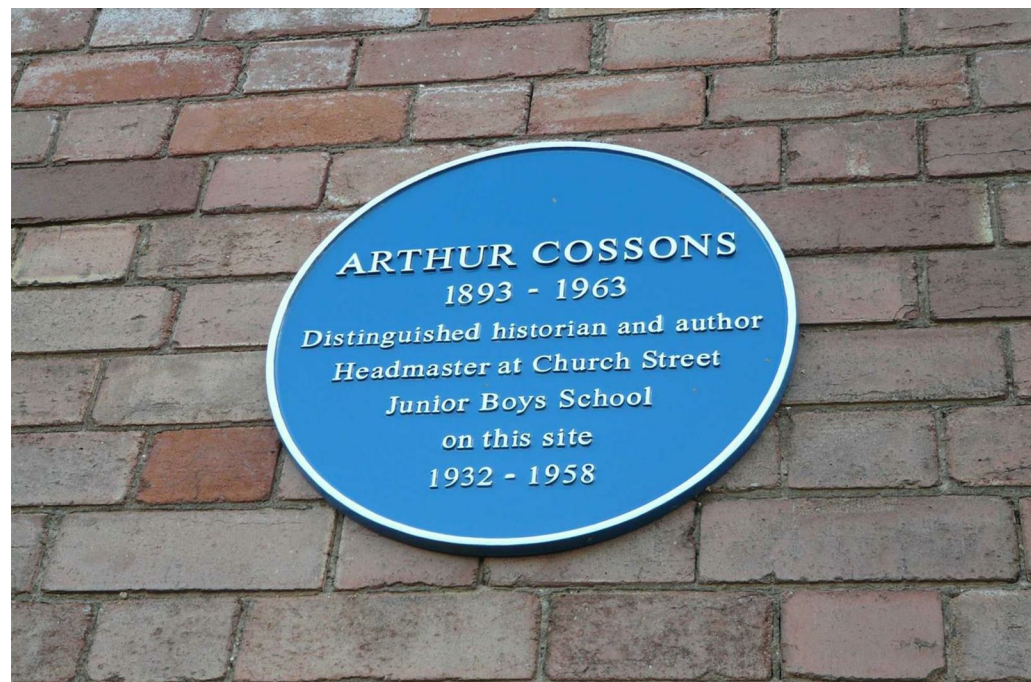
Tassi Sales and Lettings are delighted to offer to the market this two bedroom penthouse apartment located on the fourth, this modern apartment provides accommodation including an entrance hall, kitchen, lounge with views over the city centre from the balcony, two bedrooms (one with an en-suite shower room), study/ third bedroom and a bathroom.

Benefiting from electric storage heating and entry system, the property has also has an allocated car parking space in the secure carpark.

Situated in the heart of Nottingham city centre, the property is within easy reach of a wealth of facilities including shops, restaurants and bars, as well as university sites, and local transport links.



Council Tax Band: B



Communal Accommodation

Communal Entrance Hall

Apartment 21 - Private Accommodation

Entrance Door

Opening to the:-

Entrance Hall

Electric storage heater , security entry system, laminate flooring and ceiling light.

Lounge

Electric storage heater, ceiling light, laminate flooring, French doors with a window to the side opening to the balcony offering views over Nottingham city centre.

Kitchen

Fitted with a range of wall and base units, roll edge work surfaces, sink and drainer unit, built in appliances including a fridge/freezer, and a four ring electric hob/oven with an extractor hood over and laminate flooring.

Bedroom One

With windows offering views over Nottingham city centre, built in wardrobe space, ceiling light, electric storage heater and carpet flooring.

En-suite

Corner shower, hand basin, Wc, tiled flooring and part tiled walls.

Bedroom Two

Ceiling light point, electric storage heater, carpet flooring and window.

Study/ Bedroom 3

Ceiling light point, electric storage heater, carpet flooring and window.

Bathroom

Fiitted with a three piece suite including, wc, wash hand basin, bath with a shower and glazed screen over, tiled flooring and part tiled walls.

Leasehold & Charges

We understand that the property is leasehold, The lease was 999 years from 1st Jan 2005.

The service charge is currently is £2195 per annum

Currently Let

We are informed the property is let until June 2024

Call Tassi for further information on the tenancy.

Council Tax Band

Council Tax Band D. Nottingham City Council.

Amount Payable 2023/2024 £2,411.65

Tassi Sales & Lettings Referral Arrangement

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants 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 Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Disclaimer

Disclaimer Notes

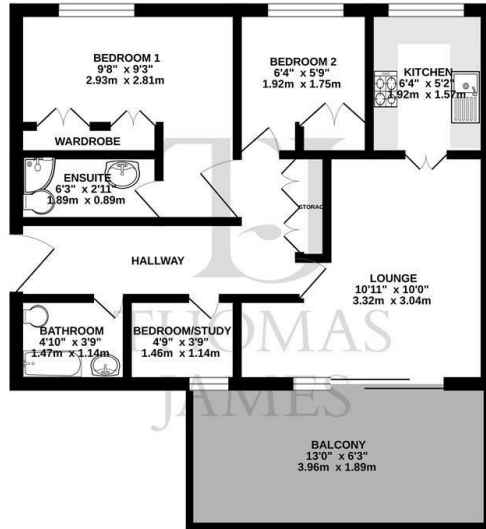
Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

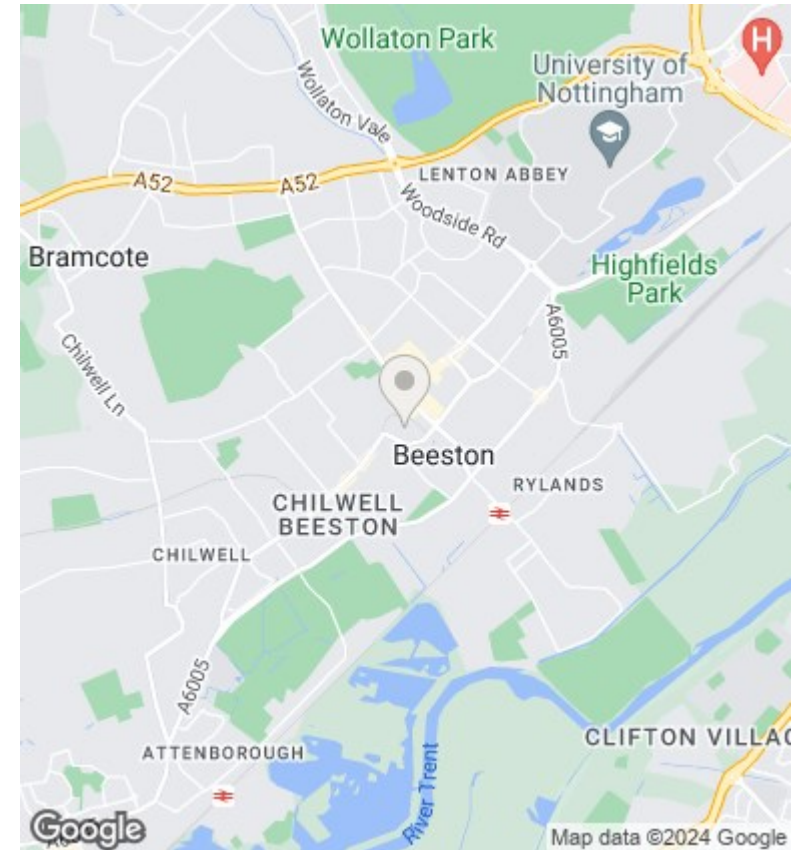
Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings 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 Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 information purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with Lettingplan 2023



Directions

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	