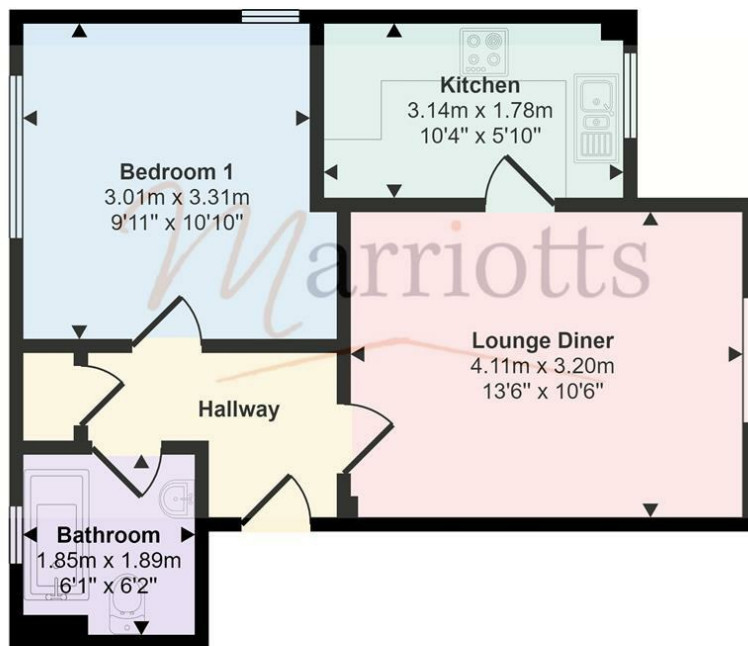




Approx Gross Internal Area
39 sq m / 419 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing

Please contact our Marriotts Office on 0115 953 6644 if you wish to arrange a viewing appointment for this property or require 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).

GREAT FTB/INVESTMENT OPPORTUNITY!

A first-floor one-bedroomed apartment close to the City Centre and the surrounding areas of West Bridgford and Colwick Country Park. For sale with NO UPWARD CHAIN!!

Overview

Accommodation consists of an entrance hallway, lounge with coal effect electric fire, kitchen with integrated oven and hob, one double bedroom and a bathroom with electric shower. The property also has double glazing and electric heating and residents' car parking with an allocated parking space..

Entrance Hall

With entrance door from the communal lobby, electric storage heater and airing cupboard.

Lounge

Marble-style fireplace and hearth with coal effect electric fire and Adam-style surround. Virgin media & telephone points and double glazed window.

Kitchen

A range of units with granite-style worktops, tiled splashbacks and inset stainless steel sink unit and drainer. Appliances consist of brushed steel electric oven and four ring electric hob with extractor hood. Panel heater, tiled floor, plumbing for washing machine and double-glazed front window.

Bedroom

Double glazed side and rear windows and electric panel heater.

Bathroom

Consisting of a bath with electric shower and tiled surround, washbasin with vanity cupboards and toilet. Electric fan heater, wood-style flooring and double-glazed window.

Outside

The building stands within communal and maintained grounds with residents parking including an allocated parking space..

Useful Information

TENURE: Leasehold

LEASE DETAILS: 125 Years From 31 December 1996 with 97 Years Remaining

GROUND RENT: £150.00pa (TBC) - to be reviewed on:

SERVICE CHARGE: £1200.00pa (TBC) - to be reviewed on:

COUNCIL TAX: Nottingham City Council - Band A

