



31 Beech Court, Mapperley, NG3 5PZ

£95,000



Marriotts







# 31 Beech Court Mapperley, NG3 5PZ

- First Floor apartment
- Double bedroom with wardrobes
- Modern kitchen & bathroom
- Retirement development
- Close to Mapperley's Shops
- NO UPWARD CHAIN

A well-presented one-bedroomed first-floor apartment forming part of the highly regarded McCarthy & Stone Beech Court development for the 60's, just a short walk from Mapperley's main shopping area offering a wide variety of facilities, cafe's bars & restaurants and many independent retailers.

£95,000



## Overview

The accommodation consists of an entrance hall with a large walk-in cloaks cupboard, a dual aspect lounge overlooking the communal gardens, bedroom with a range of built-in furniture and a modern kitchen & shower room. The development also has a residents lounge, laundry facilities, house manager and emergency care-line system.

## Entrance Hall

With front entrance door from the communal hallway, large cloaks/airing cupboard with automatic light and also houses the electricity meter.

## Lounge

Marble fireplace and hearth with coal effect electric fire and Adam style surround. Three wall light points, electric storage heater and UPVC double glazed side and rear windows.





### Kitchen

A range of wall and base units with polished granite style worktops with concealed worksurface lighting and an inset stainless steel sink unit and drainer with tiled splashbacks. Integrated electric oven and hob with extractor and space for an upright fridge freezer and tiled floor.

### Bedroom

A range of built-in wardrobes with bedside cabinets and matching chest of drawers. Electric storage heater and UPVC double glazed window.

### Shower Room

With fully tiled walls, the suite consists of a corner cubicle with chrome mains fed shower, dual flush toilet and pedestal washbasin. Electric fan heater and extractor fan.

### Outside

The building stands within communal and maintained grounds and there is also car parking for residents and visitors.

### Useful Information

TENURE: Leasehold

LEASE DETAILS: 125 Years from 1 April 1988 with 89 years remaining.

GROUND RENT: £446.70 PA - to be reviewed on: TBC

SERVICE CHARGE: £2,561.68 PA INCLUDES WATER RATES - to be reviewed on: TBC

SURFACE WATER DRAINAGE CHARGE £70 PA

COUNCIL TAX: Gedling Borough Council - Band B

### OTHER INFORMATION:

- To purchase a property in this development you must be over 60 years of age.

\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our











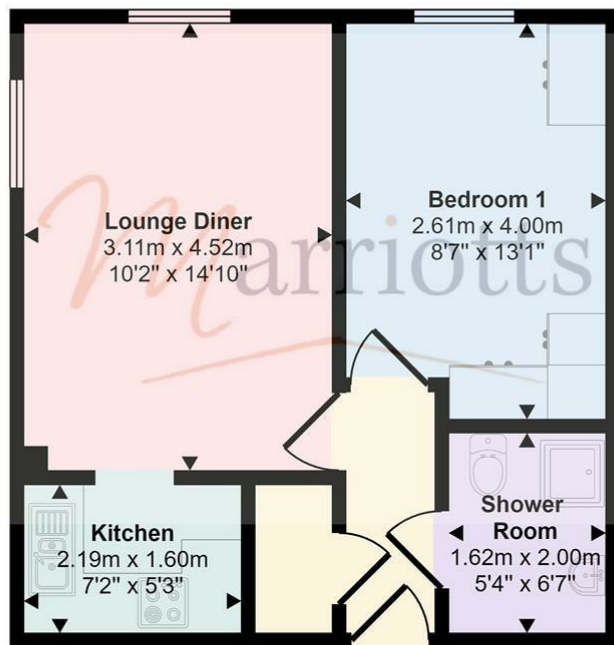
knowledge and we, therefore, provide this as a guide only.\*

Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.





Approx Gross Internal Area  
37 sq m / 394 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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>85</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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