



32 Pasteur House Ockbrook Drive, Mapperley, NG3 6AX

Asking Price £120,000









# 32 Pasteur House Ockbrook Drive Mapperley, NG3 6AX

- Top floor/penthouse apartment
- Bathroom & en-suite
- Impressive elevated views
- Two double bedrooms
- Open plan living kitchen
- NO UPWARD CHAIN

The apartment, which is on the 5th/top floor, has a spacious open-plan living kitchen with an integrated oven and hob, elevated views, a family bathroom with an electric shower over the bath, electric heating and UPVC double glazing. A unique feature is that lift access on the 5th floor services this property only.

**Asking Price £120,000**



## Overview

The apartment, which is on the 5th/top floor, has a spacious open-plan living kitchen with integrated oven and hob, elevated views, family bathroom with an electric shower over the bath, electric heating and UPVC double glazing. A unique feature is that lift access on the 5th floor services this property only.

## Entrance Lobby

With door from the landing, ceiling downlight, laminate flooring and door through to the inner hallway.

## Inner Hallway

With electric panel heater, cupboard housing the RCD board, separate cupboard with hot water tank and doors to all rooms.

## Living Kitchen

The living area has laminate flooring, an electric convector heater, security entry phone and UPVC double-glazed windows with elevated views. The kitchen area has a range of wall and base units with wood effect worktops, matching-up stands, pelmet downlights and ceiling downlights. Inset circular stainless steel sink unit and drainer, integrated electric oven, four-ring ceramic hob, brushed steel extractor canopy and splashback and plumbing for a washing machine.



### Bedroom 1

Fitted three-door wardrobe, electric convector heater and two UPVC double glazed windows.

### En-suite

Consisting of a tiled cubicle with an electric shower, pedestal wash basin and dual flush toilet. Chrome towel rail, patterned tile effect flooring, vanity light, extractor fan, ceiling downlights and UPVC double-glazed window.

### Bedroom 2

With two UPVC double-glazed windows and an electric panel heater.

### Bathroom

Consisting of a bath with full-height mosaic tiling, folding screen and electric shower, pedestal wash basin and dual flush toilet. Patterned tile effect flooring, extractor fan and ceiling downlights.

### Outside

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

### Material Information

TENURE: Leasehold

LEASE DETAILS: 999 Years From 1 October 2002 with 978 years remaining

GROUND RENT: £125.00 per annum (£62.50 paid twice a year) - to be reviewed on: .....

SERVICE CHARGE: £1,450.42 per annum - to be reviewed on: .....

COUNCIL TAX: Nottingham City Council Band C

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: none

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: none

FLOOD RISK: none

ASBESTOS PRESENT: none

ANY KNOWN EXTERNAL FACTORS: none

LOCATION OF BOILER: to be confirmed

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

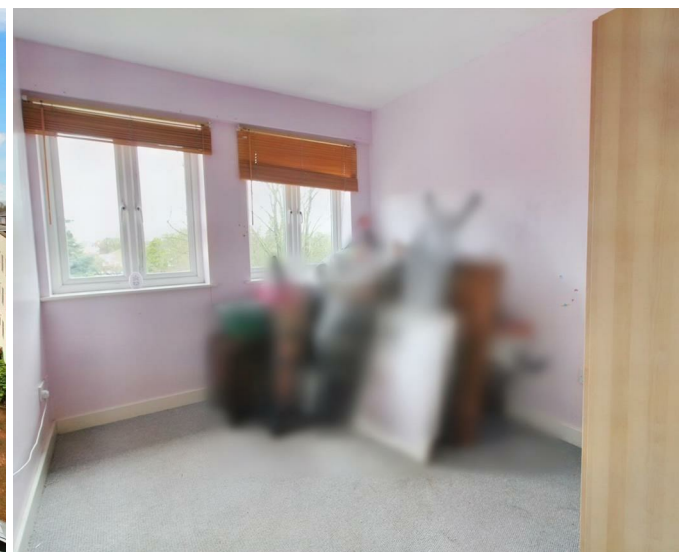
WATER METER: to be confirmed

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION:











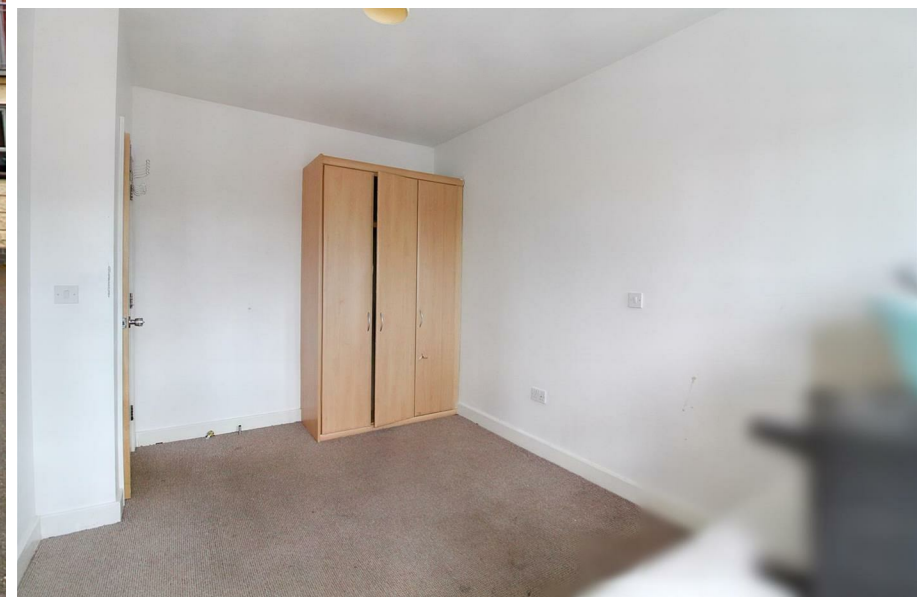
#### OTHER INFORMATION:

We note that the previous owners have the right up till the exchange of contracts to collect any belongings left at the property otherwise these will become the responsibility of the new owners

**\*\***The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

**\***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  
62 sq m / 664 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>		
(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>61</b>	<b>79</b>
<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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.Marriotts.net

