



10 Clarendon Court Mansfield Road, NG5 2BS

Guide Price £110,000





# 10 Clarendon Court Mansfield Road , NG5 2BS

- Top floor apartment
- Spacious dining kitchen
- Modern bathroom
- Lounge with front balcony
- Two double bedrooms
- Garage in a block

**\*\* For sale by online auction - Thursday 21st May 2024 \*\* Pre-Auction offers considered \*\***  
**SPACIOUS TOP FLOOR APARTMENT!** Great location for the City Centre and the Forest Recreation Ground which is just across the road. With the remainder of a 999-year lease, the property is for sale with **NO UPWARD CHAIN** and has a single garage in a block and accommodation consisting of an entrance lobby and hallway with two large cloaks cupboards, two double bedrooms, modern bathroom, ample sized lounge with balcony enjoying elevated views and a good-sized modern kitchen diner with appliances. Lift access, UPVC double glazing and gas central heating.



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#### Entrance Lobby

With entrance door from the communal landing, security entry phone, radiator and secondary door through to the hallway. With two large double cloaks cupboards and doors to both bedrooms, bathroom and lounge.

#### Lounge

UPVC double glazed window and double glazed sliding patio door leading out to the balcony. TV aerial point, telephone point, radiator and large opening through to the kitchen diner.

#### Kitchen Diner

The dining area has a UPVC double glazed side window and radiator. The kitchen area has a range of modern wall and base units with wood effect worktops incorporating a stainless steel sink unit and drainer with tiled splashbacks. Appliances consist of a Hotpoint electric oven, four ring ceramic hob and brushed steel extractor canopy. Plumbing for washing machine, vinyl flooring and UPVC double glazed rear window.

#### Bedroom 1

Built-in wardrobes to one wall with sliding doors and shelving. UPVC double glazed front window and radiator.

#### Bedroom 2

UPVC double glazed rear window and radiator.

#### Bathroom

Consisting of a bath with full-height tiling, shower attachment and glass screen. Pedestal washbasin, push button toilet, ladder towel rail, airing cupboard, extractor fan and UPVC double glazed rear window.

## Outside

The building stands within communal grounds which are maintained as part of the management fee. There is also a SINGLE GARAGE located in a block and shared residents/guest permit parking.

## Material Information

TENURE: Leasehold  
LEASE 999 Years - From 1970  
SERVICE CHARGE £1100.00 PA  
GROUND RENT £60.00 PA  
Total £97.67 PER MONTH  
COUNCIL TAX: Nottingham City Council - Band B

## OTHER INFORMATION:

\*\*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.

## Auction Information

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

\*\*Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

\*\*Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.









GROUND FLOOR



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.  
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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>67</b>	<b>76</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).

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