



26 Beech Court, Mapperley, NG3 5PZ

£90,000







# 26 Beech Court Mapperley, NG3 5PZ

- First Floor apartment
- Bedroom with built-in wardrobes
- Close to Mapperley's shops
- Retirement development for over 60's
- Lounge & separate kitchen
- 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. The building is just a short walk from Mapperley's main shopping area which offers a wide variety of facilities, cafe's bars & restaurants and many independent retailers. for sale with NO UPWARD CHAIN!

£90,000



## Overview

The apartment is located at the back of the development at the very end and uniquely for the first floor, has no apartment above it. The accommodation consists of an entrance hall with large walk-in cloaks/airing cupboard, lounge with a marble fireplace and electric fire, separate modern kitchen with integrated oven, hob and extractor, bathroom with an electric shower over the bath and a double bedroom with built-in wardrobes. The development also has a resident's lounge, laundry facilities, house manager and emergency care-line system.

## Entrance Hall

With entrance door from the communal lobby, large walk-in cloaks cupboard with automatic light and also housing the hot water cylinder and doors to the bathroom, bedroom and lounge.

## Lounge

Marble fireplace and hearth with Adam-style surround and coal effect electric bar fire. Two wall light points, UPVC double-glazed side window, electric convector heater and archway through to the kitchen.





## Kitchen

A range of wall and base units with brushed steel effect worktops, inset stainless steel sink unit and drainer with tiled splashbacks, concealed worksurface and cabinet lighting. Integrated John Lewis electric oven, NEFF four-ring electric hob with extractor and space for an upright fridge freezer.

## Bedroom

Built-in wardrobes with folding mirrored doors, UPVC double glazed side window and electric storage heater.

## Bathroom

With fully tiled walls, the suite consists of a bath with electric shower, toilet and washbasin with vanity base cupboards, vanity light and mirror. Electric towel radiator and electric fan heater.

## Outside

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

## Material Information

TENURE: Leasehold

LEASE DETAILS: 125 Years from 1 April 1988 with 88 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

PROPERTY CONSTRUCTION:

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: no

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS:

LOCATION OF BOILER:

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: no gas

MAINS ELECTRICITY PROVIDER: Ovo Energy

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

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:**

- 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.







KN12 EAW

Y404 DLY

F122 RWO

FF4 NTB

K119 CAG

K119 CAG

RESERVED

RESERVED

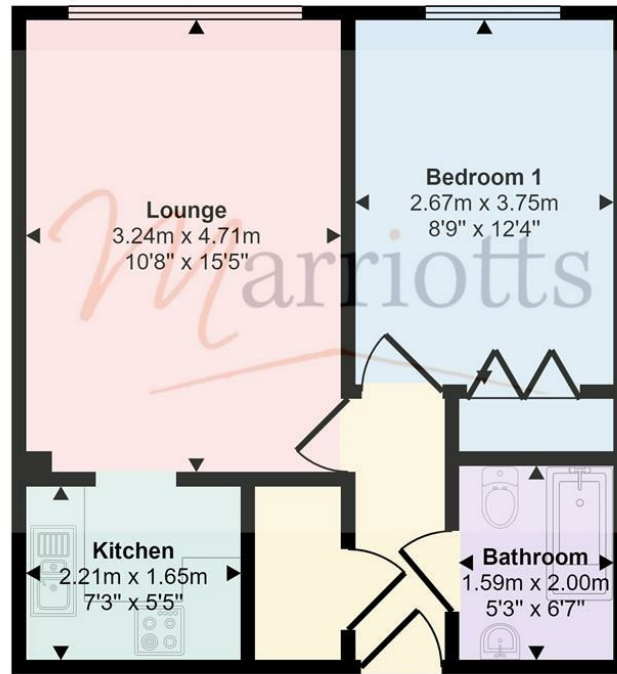
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Approx Gross Internal Area  
40 sq m / 427 sq ft



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			
		65	77
<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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