



35 Beech Court, Mapperley, NG3 5JW

£133,000

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Marriotts



35 Beech Court Mapperley, NG3 5JW

- Two bedrooms
- Spacious hallway
- Electric heating
- Modern kitchen & shower room
- Lounge with coal effect fire
- NO UPWARD CHAIN

A spacious two bedroomed first floor apartment in the highly regarded McCarthy & Stone Beech Court development for the over 60's, just a stone's throw from Mapperley's thriving shopping area!

£133,000



Overview

From the communal lobby, a door leads into the good-sized entrance hall which has a security intercom, cloaks cupboard and a separate large airing cupboard. Lounge with marble fireplace and coal effect electric fire, separate modern kitchen with integrated oven and hob, two double bedrooms and a modern shower room with large cubicle and electric shower. Conveniently located just a short walk from Mapperley's thriving shopping area and local amenities, including numerous restaurants, bars and cafés. Beech Court also has a residents lounge, laundry and guest facilities, house manager and emergency careline system. The property is also conveniently located next door to the guest suite, perfect if you have visitors staying over.

Entrance Hall

With entrance door from the communal lobby, security intercom, cloaks cupboard and separate large airing cupboard.

Lounge Diner

Marble fireplace and hearth with coal effect electric fire and Adam style surround. Two wall light points, UPVC double-glazed front window and modern electric storage heater.



Kitchen

A range of wall and base units with wood effect worktops and inset stainless steel sink unit and drainer with tiled splashbacks, concealed worksurface lighting, built-in corner carousel and separate built-in retractable corner larder unit. Integrated electric oven, four-ring ceramic hob with extractor and space for a fridge freezer.

Bedroom 1

Built-in double wardrobe, separate built-in single wardrobes and shelved cupboard, dressing table, chest of drawers and matching bedside cabinet. Electric storage heater and UPVC double glazed front window.

Bedroom 2

With single wall light point, electric storage heater, built-in shelved cupboard and UPVC double-glazed front window.

Shower Room

With fully tiled walls and floor with a decorative tiled border, the suite consists of a large cubicle with electric shower, washbasin and concealed cistern dual flush toilet with vanity surround and cupboard. Extractor fan and electric fan heater.

Outside

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

Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from 1988 with 88 years remaining

GROUND RENT: £ - to be reviewed on:

SERVICE CHARGE: £5238 PA - to be reviewed on:

SURFACE WATER DRAINAGE CHARGE £70 PA

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:
No

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: N/A

UTILITIES - mains electric, water and sewerage.

MAINS GAS PROVIDER: N/A

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: no







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: Level access to building. Internal lift to upper floors.

OTHER INFORMATION:

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

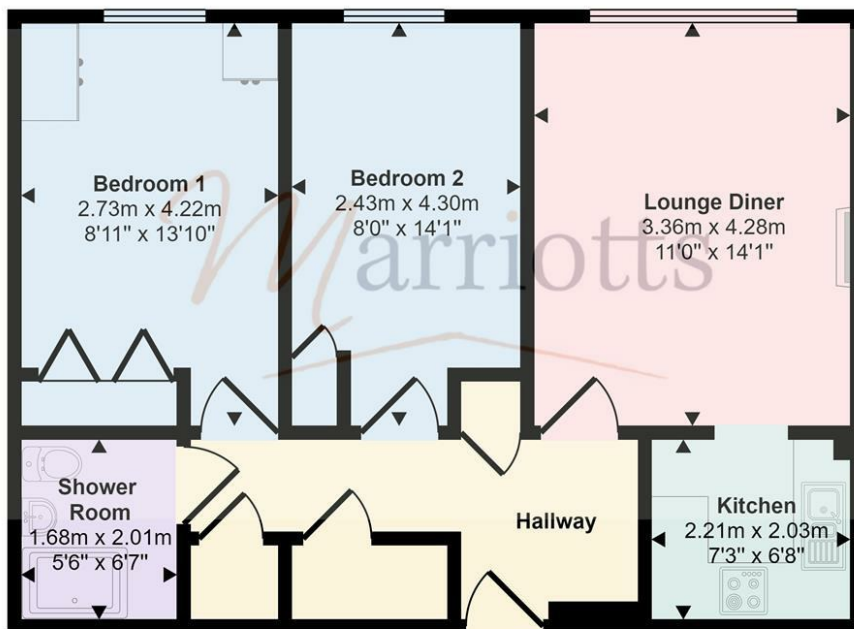
The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.

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.





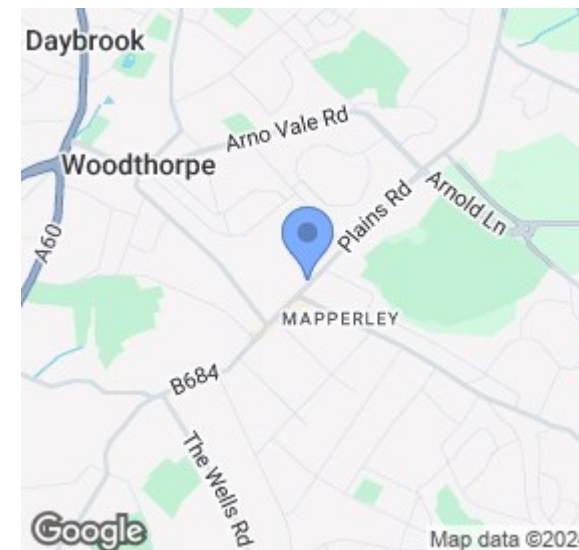
Approx Gross Internal Area
57 sq m / 615 sq ft



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 | 81 | 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 | |



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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