



47 Colston Road, Bulwell, NG6 9JN

£79,950

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47 Colston Road Bulwell, NG6 9JN

- Second floor duplex flat
- Small balcony
- Baxi combination boiler
- Two double bedrooms
- Lounge diner & kitchen
- NO UPWARD CHAIN

CASH BUYERS ONLY - A spacious second-floor duplex apartment just a short walk from Bulwell Town Centre, with two double bedrooms and a small rear balcony!

£79,950



Overview

A ground floor communal hall with stairs lead up to the second floor landing which overlooks the communal grassed area at the front of the property. From here, an entrance door leads in to the hallway, with doors to both the breakfast kitchen with integrated oven and hob and spacious rear lounge diner. Upstairs there are two great-sized double bedrooms, one of which has access to a small balcony and the bathroom, which also houses the Baxi combination gas boiler.

Entrance Hall

With a front entrance door from the communal external landing, wood-style laminate flooring, stairs to the first-floor accommodation and doorways to both the kitchen and lounge.



Kitchen

A range of wall and base units with doors in a medium Oak finish and marble effect worktops with inset one-and-a-half bowl stainless steel sink unit and drainer with tiled splashback. Integrated electric oven, four-ring gas hob with filter hood, plumbing for washing machine, radiator, built-in cupboard and UPVC double glazed front window.

Lounge Diner

Also with grey wood style laminate flooring, radiator, UPVC double glazed rear window and two ceiling light points.

First Floor Landing

With doors to both bedrooms and bathroom.

Bedroom 1

Built-in four door wardrobe, radiator, UPVC double glazed window and access to the small rear balcony.

Bedroom 2

Built-in eight door wardrobe, grey wood style laminate flooring, UPVC double glazed front window, radiator and two further built-in cupboards.

Bathroom

With fully tiled walls, the suite consists of a bath, pedestal washbasin and dual flush toilet. Wood-style flooring, radiator, wall-mounted Baxi combination gas boiler, recessed ceiling spotlights, storage cupboard and UPVC double-glazed front window.

Outside

The building stands within communal and maintained grounds and there is also a residents car park, plus ample on-street parking.

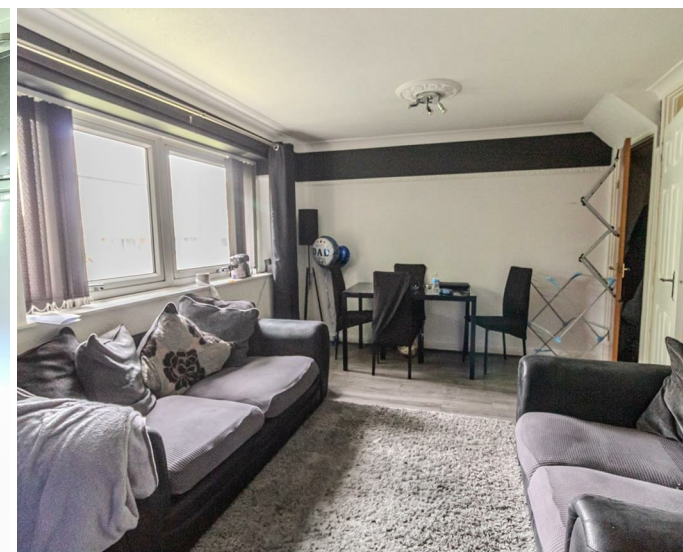
Material Information

TENURE: Leasehold

LEASE DETAILS: 125 Years lease from 24th June 1988 with 89 years remaining

GROUND RENT: £10 PA - to be reviewed on:

SERVICE CHARGE: £550.00 PA - to be reviewed on:

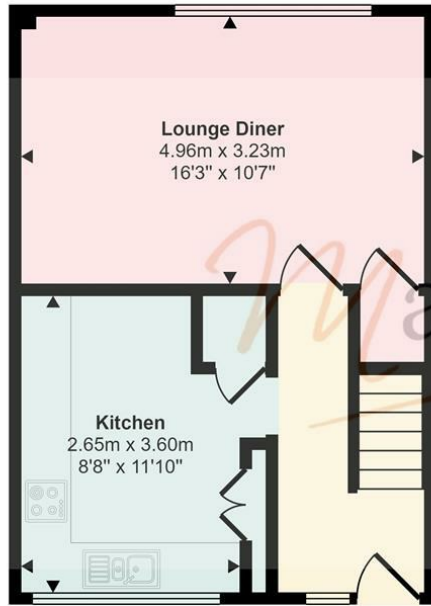




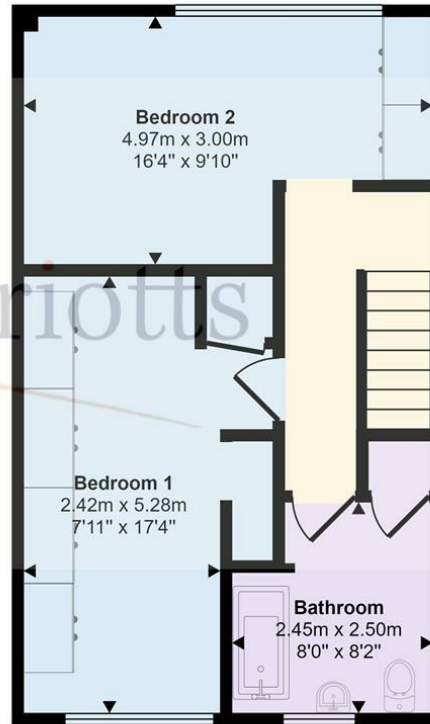


COUNCIL TAX: Nottingham City Band A
PROPERTY CONSTRUCTION:
ANY RIGHTS OF WAY AFFECTING PROPERTY:
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:
FLOOD RISK: Low
ASBESTOS PRESENT: N/K
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Bathroom
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British Gas
MAINS ELECTRICITY PROVIDER: Ovo
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: Communal stairs to
the second floor. No rear access.

Approx Gross Internal Area
76 sq m / 822 sq ft



Second Floor
Approx 34 sq m / 370 sq ft



Third Floor
Approx 42 sq m / 452 sq ft

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	80
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.
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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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