



50 Lenton Manor, Lenton, NG7 2FW

£170,000

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# 50 Lenton Manor Lenton, NG7 2FW

- Second floor maisonette
- Lounge with walk-out balcony
- Modern shower room
- Two bedrooms
- Modern kitchen with oven & hob
- Driveway & garage

A well-presented second-floor two-bedroomed maisonette in a great location within walking distance of QMC and Nottingham University, with driveway, garage and lounge with walk-out balcony. The property is currently let and could therefore be bought with the tenant in situ, making a great investment opportunity!

£170,000



## Overview

This well presented maisonette is located in the sought-after area of Lenton, Nottingham. The property offers a comfortable and inviting living space, consisting of a spacious lounge diner with a walk-out balcony, two bedrooms, and well-maintained bathroom and kitchen is gloss white with integrated oven & hob.

One of the standout features of this property is the ample parking available, with space for two vehicles plus an integral garage. This is a rare find in the area and provides great convenience for homeowners with multiple vehicles or guests.

Situated within walking distance to the Queen's Medical Centre, this maisonette is ideal for healthcare professionals or anyone looking for easy access to medical facilities. The proximity to the QMC also makes this property a great investment opportunity for those considering rental options.

Overall, this maisonette in Lenton Manor offers a perfect blend of comfort, convenience, and potential. Don't miss out on the chance to own a property in this desirable location!

## Entrance Hall

With UPVC double-glazed side entrance door from the communal landing and stairs leading to the main landing/hall.



### Landing

Loft access and laminate flooring.

### Lounge

Radiator and UPVC double-glazed double doors leading out to the enclosed balcony.

### Kitchen

A range of units with gloss white doors and granite effect worktops with inset one-and-a-half bowl stainless steel sink unit and drainer. Integrated electric oven, four ring brushed steel hob and splashback with plumbing for washing machine, cupboard housing the Baxi combination gas boiler, grey wood style laminate flooring and UPVC double glazed rear window.

### Bedroom 1

UPVC double glazed front window and radiator.

### Bedroom 2

UPVC double glazed front window and radiator.

### Shower Room

A modern shower room consists of a fully tiled walk-in cubicle with chrome mains shower, washbasin and concealed cistern dual flush toilet with vanity surround and cupboard. Tile effect laminate flooring, radiator and UPVC double-glazed side window.

### Outside

To the front, there is a driveway providing off-street parking for two cars with access to the single integral garage. There is no other outdoor space belonging to the property.

### Material Information

TENURE: Leasehold

LEASE DETAILS: Length of lease remaining - 960 years

GROUND RENT: £ - to be reviewed on: .....

SERVICE CHARGE: £860.00 - to be reviewed on: .....

COUNCIL TAX:

PROPERTY CONSTRUCTION: Cavity 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: Kitchen cupboard  
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:**

**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:** Steps to first floor communal landing.

**OTHER INFORMATION:**

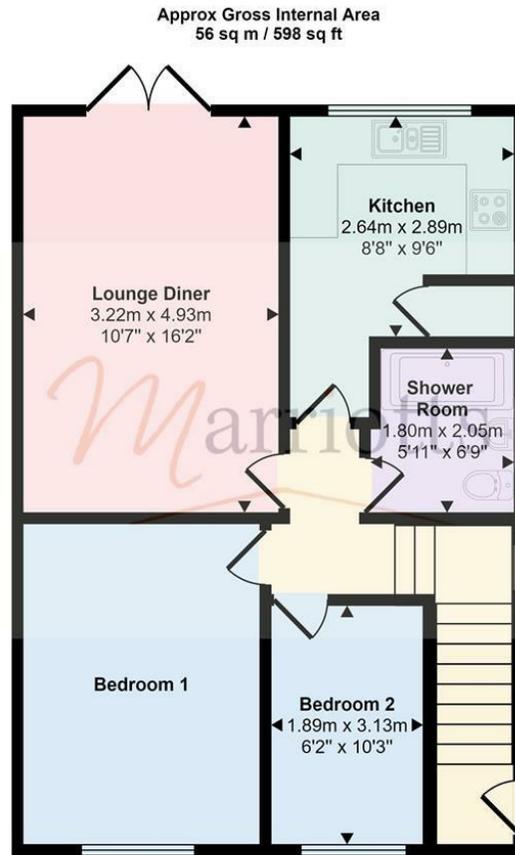
\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new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







First Floor

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>	<b>76</b>	<b>76</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>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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