



24 Morley Mills Morley Street, Daybrook, NG5 6JL

£145,000



Marriotts



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- Ground floor apartment
- Spacious living area
- Bath and shower cubicle
- Large double bedroom
- Separate kitchen
- Gated parking and on-site gym

GREAT FIRST TIME BUY!! An impressive one bedroom ground floor apartment forming part of the highly regarded Morley Mills development, with secure CCTV monitored remote gated parking with allocated parking, residents gym and communal lawned gardens. **VIEWING STRONGLY ADVISED!!**

£145,000



Overview

As a period Grade II listed building, Morley Mills has lots of character both inside and out, including an attractive central cobbled courtyard, lawned gardens with bench seating and communal internal stairwells with original exposed brickwork. Close by is the popular Arnot Hill Park and Arnold town centre, and also perfectly situated for the A60 straight in to Nottingham city centre. City Hospital is also just a few minutes drive away. The apartment itself is lower ground floor looking on to the courtyard and has the same period features, including a full height feature glass block wall and double doors which lead through to the bedroom. There is a spacious bathroom with bath and separate recessed shower cubicle, and the kitchen has an integrated oven & hob. The property also has gas central heating with a Vaillant combination gas boiler and also has access to the lower ground floor residents gym, with ample equipment.



Entrance Hall

With front entrance door from the communal lobby, wooden flooring continuing through to the living area, radiator, large cloaks cupboard, door to the bedroom and bathroom.

Living Area

With two radiators, high-level double glazed window, lighting track and access to the kitchen.

Kitchen

A range of units with doors in a Cherrywood finish, with white worktops and appliances consisting of electric oven and four ring hob with extractor hood. LED lighting track, plumbing for dishwasher, large cupboard with plumbing for washing machine and separate large cupboard which houses the Vaillant combination gas boiler.

Bedroom

With radiator, feature glass block wall and double doors through to the living area.

Bathroom

A white suite consisting of bath with central mixer tap and mosaic tiled surround. Pedestal wash basin and concealed cistern toilet with matching tiled surround, separate fully tiled recessed shower cubicle with chrome mains shower, ladder towel rail and extractor fan.

Outside

The building stands within communal and maintained grounds and lawns. Remote electric gates from Morley Street lead into the communal car park where there is allocated parking. Within the lower ground floor of the building is a resident gym with security coded access.

Material Information

TENURE: Leasehold

LEASE DETAILS: 125 Years From 1 January 2000

GROUND RENT: £90.00 PA - to be reviewed on:

SERVICE CHARGE. £115.00 PCM - to be reviewed on:





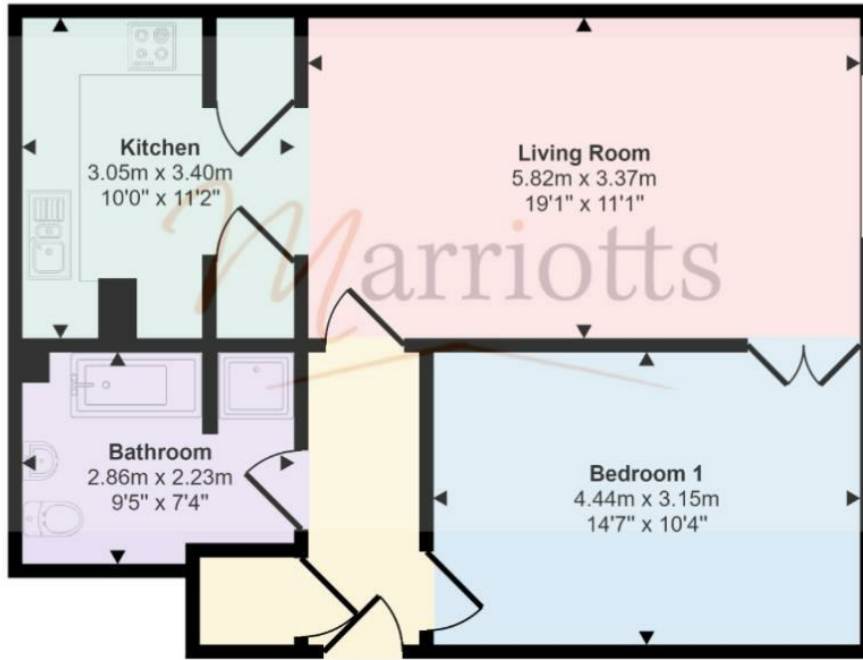


COUNCIL TAX: - Gedling Borough Council - Band B





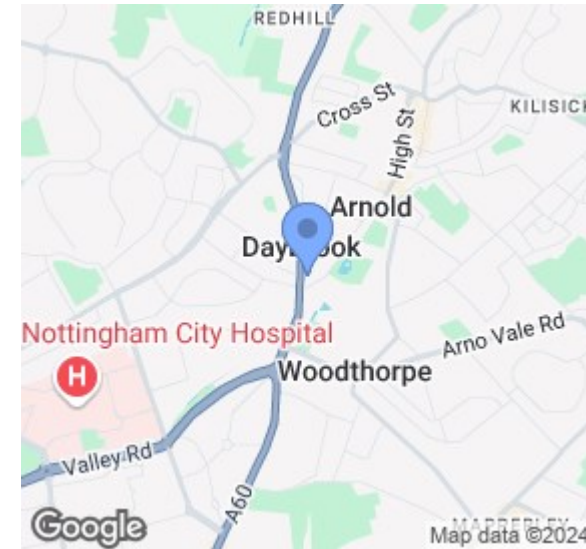
Approx Gross Internal Area
58 sq m / 620 sq ft



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	80	81
(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.
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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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