



44 Millidge Close, Bestwood, NG5 5UU

£110,000





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- Top floor apartment
- Lounge diner & sep. kitchen
- Bathroom with mains shower
- Two bedrooms
- Allocated parking
- NO UPWARD CHAIN

GREAT FTB/INVESTMENT OPPORTUNITY!! A spacious top floor two bedroom apartment with lounge diner, separate kitchen, bathroom with white suite and mains shower, central heating and allocated parking! The property is currently tenanted and could therefore be bought with the tenant in-situ.

£110,000



Entrance Lobby

With ceiling light, RCD board and laminate flooring through to the hallway.

Hallway

Radiator, security entry phone, loft access, two separate built-in cupboards and grey wood style flooring.

Lounge Diner

With wood laminate flooring, two radiators, two UPVC double glazed windows and two ceiling light points.

Kitchen

A range of wall and base units with granite-style worktops and inset stainless steel sink unit and drainer. Brushed steel electric oven, four ring gas hob with extractor, plumbing for washing machine, polished floor tiling, radiator, concealed gas boiler and UPVC double glazed front window.

Bedroom 1

UPVC double glazed rear window, radiator, grey wood style flooring and built-in three-door wardrobe.



Bedroom 2

UPVC double glazed rear window, radiator and grey wood style flooring.

Bathroom

A white suite consisting of a bath with chrome mains shower and separate Victorian style mixer, dual flush toilet and pedestal wash basin. Electric shaver point, radiator, tiled floor and extractor fan.

Outside

The building stands within communal and maintained grounds and also has an allocated parking space.

Material Information

TENURE: Leasehold

LEASE DETAILS: 150 years from 2004 with 130 years remaining

GROUND RENT: £ - to be reviewed on:

SERVICE CHARGE: £ - to be reviewed on:

COUNCIL TAX:

PROPERTY CONSTRUCTION:

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK:

ASBESTOS PRESENT:

ANY KNOWN EXTERNAL FACTORS:

LOCATION OF BOILER:

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:

OTHER INFORMATION:

For example:

- Please note - due to the current owner's onward purchase, completion of the purchase of this property will not be able to





375W
335E





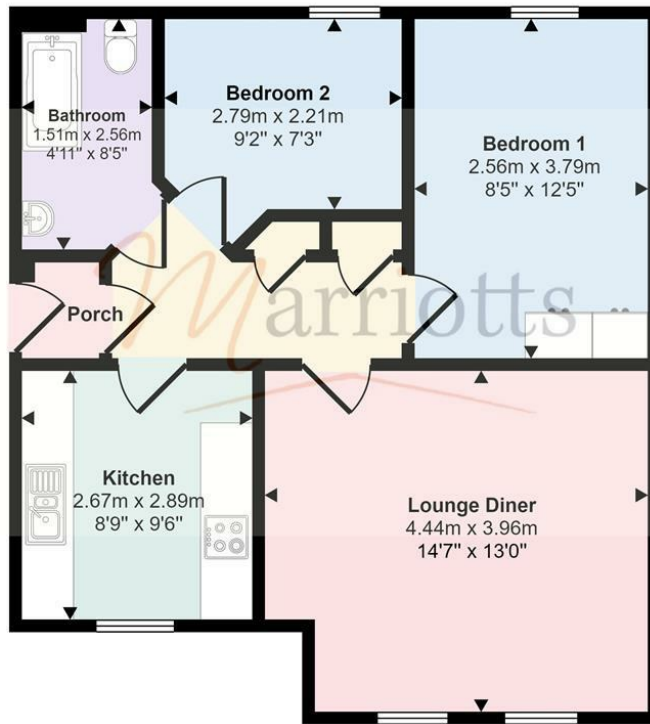
take place prior to November 2022.
- No pets allowed at this development.
- To purchase a property in this development you must be over 60 years of age.

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme 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.



Approx Gross Internal Area
54 sq m / 577 sq ft

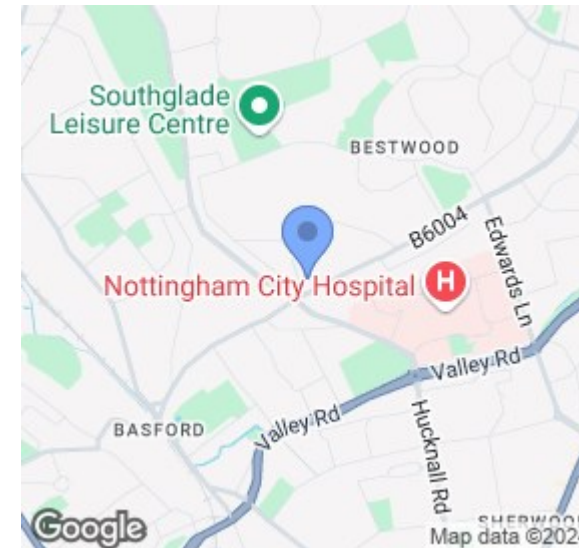


Floorplan

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	77	77
(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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