



Apartment 11, Balmoral House Villiers Road, Woodthorpe, NG5 4FP
£150,000





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- Two double bedrooms
- Bathroom with shower
- Allocated parking
- Open plan living kitchen
- Two Juliet balconies
- NO UPWARD CHAIN

A well-presented modern first-floor apartment with two double bedrooms, Juliet balconies and allocated parking. Great location and for sale with NO UPWARD CHAIN!!

£150,000



Overview

Forming part of this attractive and popular development, this delightful apartment on the corner of Villiers Road and Mansfield Road offers a perfect blend of comfort and convenience. Built in 2003, the apartment features two generously sized double bedrooms, the main bedroom featuring a Juliet balcony, a spacious bathroom with shower over the bath and at the heart of the home is the open-plan living kitchen, which comes equipped with essential appliances including a fridge freezer and also with a Juliet balcony allowing natural light to flood the space, while offering a pleasant view of the communal gardens.

For added convenience, the property has a residents lift and designated residents and visitor parking, a valuable asset in this bustling area. Residents will also appreciate the proximity to Sherwood's thriving shopping area, which is brimming with a variety of shops, cafes, and amenities.

The apartment also has UPVC double glazing and is equipped with gas central heating and a combination boiler, ensuring warmth and comfort throughout the colder months. This property is an excellent opportunity for those looking to enjoy a modern lifestyle in a vibrant community. Whether you are a first-time buyer or seeking a rental investment, this apartment is sure to impress. Don't miss the chance to make this lovely home your own.

Entrance Hall

With entrance door from the communal lobby, security entry phone, radiator and double cupboard housing the combination gas boiler and RCD board.



Living Kitchen

The kitchen area has a range of units with granite effect worktops and inset circular stainless steel sink unit and a drainer with steel splashback. The appliances consist of an integrated brushed steel electric oven and four-ring gas hob with an extractor canopy and steel splashback, as well as worksurface downlighting, integrated fridge freezer, plumbing for a washing machine, tiled floor and ceiling downlights. The living area has a radiator, media plate, UPVC double-glazed window and French doors with Juliet balcony.

Bedroom 1

Radiator, UPVC double glazed French doors with Juliet Balcony, TV and telephone points.

Bedroom 2

UPVC double glazed window, radiator and TV point.

Bathroom

Consisting of a bath with glass screen, full-height tiling and chrome mains shower. Pedestal washbasin with tiled splashback, toilet, tiled floor, anthracite towel radiator, ceiling downlights and extractor fan.

Outside

The building stands within communal and maintained grounds and has residents parking.

Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from 1 January 2002 - 102 years remaining

GROUND RENT: £150.00 PA

SERVICE CHARGE: £1672.16

COUNCIL TAX: Gedling Borough Council - Band C

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: hall 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.

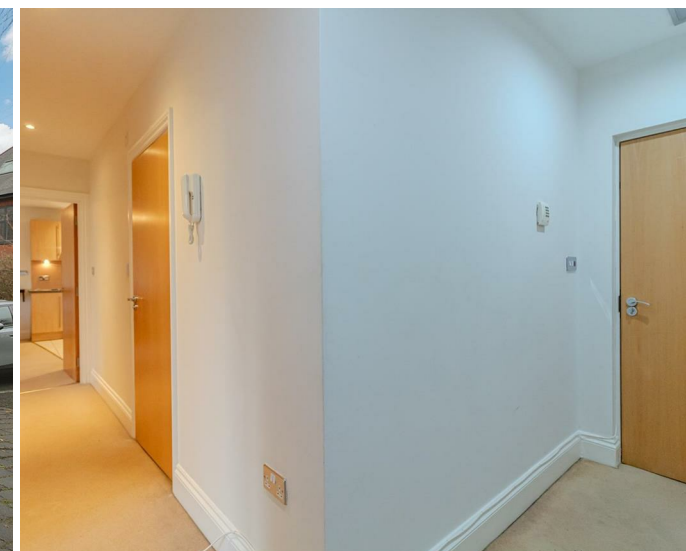
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: lift access

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. 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.



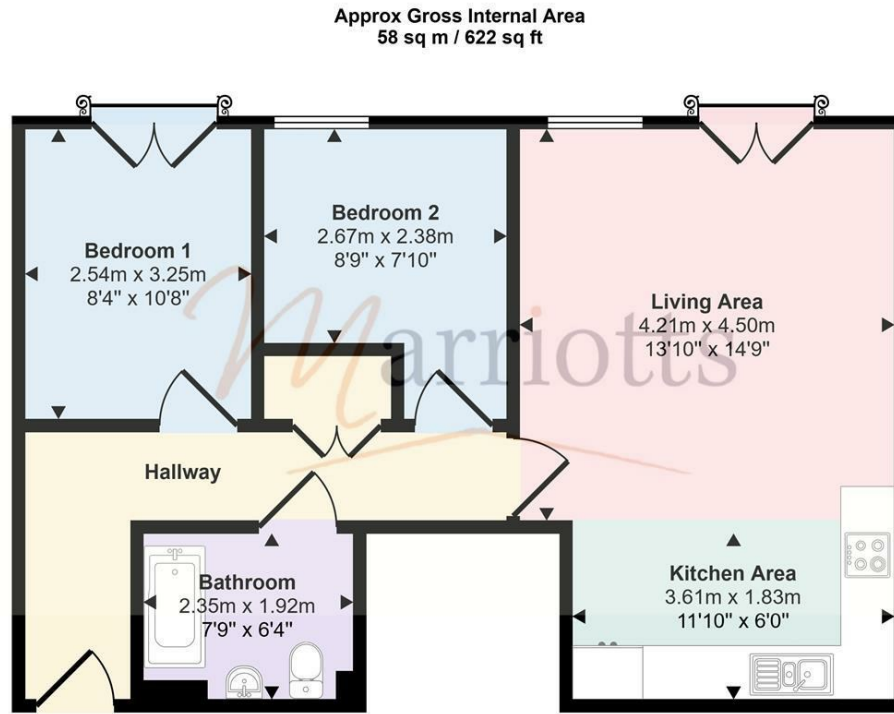




The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.
Full details of the freeholder,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



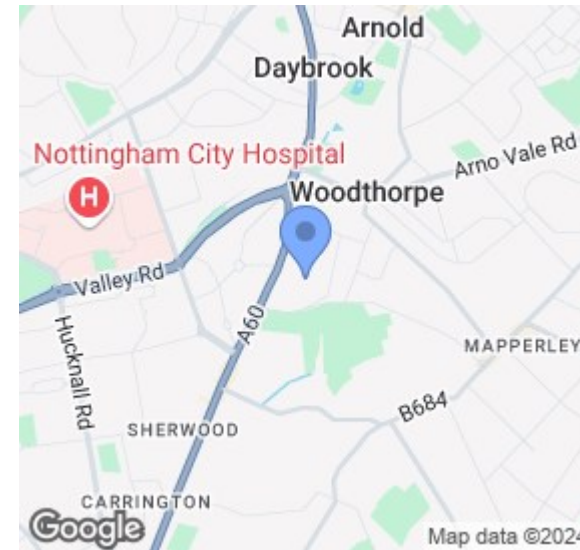




Floorplan

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	82	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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