



10 Capitol Court, Old Coach Road, NG8 1GX
£155,000



Marriotts



10 Capitol Court

Old Coach Road, NG8 1GX

- Ground floor apartment
- Modern fitted kitchen + appliances
- Communal grounds
- Two bedrooms
- Modern shower room
- Close to Wollaton Hall

An immaculate ground-floor apartment in a great location just off Wollaton Road, literally across the road from Wollaton Hall! The property has two bedrooms, a modern fitted kitchen and modern shower room, UPVC double glazing and gas central heating.



£155,000



Kitchen

With a composite entrance door from the communal hallway/lobby. A range of wall and base units with grey gloss soft close doors and drawers and marble effect worktops, upstands and drainer with under counter stainless steel sink unit. LED worktop lighting, electric integrated oven and four-ring halogen hob with extractor and pelmet downlights. Grey wood effect flooring, chrome ladder towel rail, UPVC double glazed window and door through to the living room.

Living Room

With UPVC double-glazed windows overlooking the communal gardens, radiator, door leading to bedroom 1 and door leading to the inner hallway.

Inner Hallway

With doors to the shower room and bedroom 2.

Bedroom 1

Fitted four door wardrobe, matching bedside drawers, UPVC double glazed window and radiator.

Bedroom 2

Wall-mounted Glowworm combination gas boiler, UPVC double glazed window and radiator.

Shower Room

Consisting of a large fully tiled shower cubicle, concealed cistern dual flush toilet and washbasin with vanity cupboards and tiled splashback. Chrome ladder towel rail, slate coloured floor tiling, LED downlights, electric shaver point and UPVC double glazed window.

Outside

The building stands within communal and maintained lawned gardens and the property also has the option of a rented garage.

Material Information

TENURE: Leasehold

LEASE DETAILS: 125 year from 1983 with 83 years remaining

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

SERVICE CHARGE: £346.27 PA - to be reviewed on:

COUNCIL TAX: Nottingham City Council - Band A

PROPERTY CONSTRUCTION: not known

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

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: n/k

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.







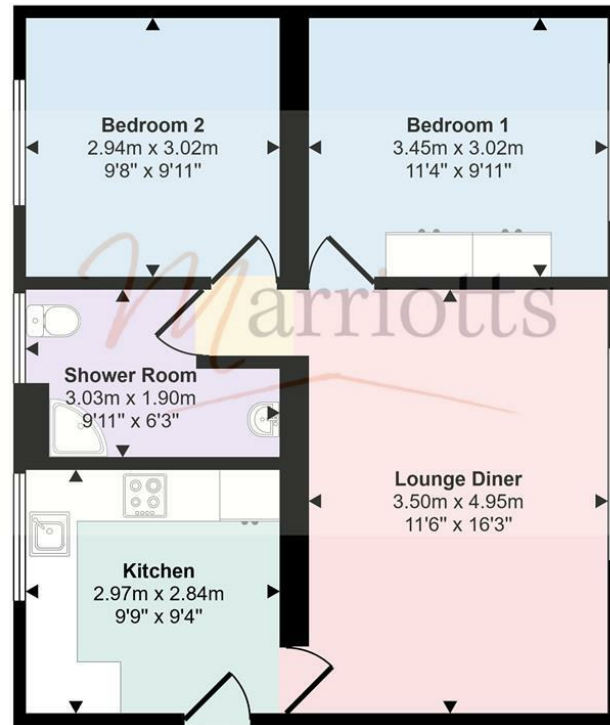
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access

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
55 sq m / 590 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		
(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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

