



Apt 24, Pasteur House Ockbrook Drive, Mapperley, NG3 6AX  
£160,000









# Apt 24, Pasteur House Ockbrook Drive Mapperley, NG3 6AX

- Third floor apartment
- Bathroom & en-suite
- Kitchen with integrated oven & hob
- Two double bedrooms
- Lounge with walk out balcony
- Allocated car parking

A well-maintained and spacious two-bedroom third-floor apartment forming part of this popular development off Porchester Road. Open plan dual-aspect living kitchen with walk-out balcony and master en-suite shower room! For sale with NO UPWARD CHAIN!!



£160,000



## Overview

The apartment is accessed via a communal lift from the ground floor. Entrance lobby leads through to the main hallway with downlighting, there is a lovely large open-plan living kitchen which is dual-aspect, with wood laminate flooring, several integrated appliances including dishwasher, fridge and washing machine, and double doors leading out to a walk-out balcony overlooking the original Nightingale House and also views towards Belvoir Castle. The main bedroom has an en-suite shower room and a Juliet balcony and the property has UPVC double glazing, electric heating and residents car park with an allocated space.

## Entrance Hall

Entrance lobby with secondary door, wood style laminate flooring, ceiling downlights, electric convector heater and large built-in storage cupboard.

## Living Kitchen

The lounge area has wood-style laminate flooring, an electric convector heater, security entry phone, two UPVC double-glazed side windows and UPVC double-glazed window and double doors leading out to the balcony. The kitchen area has a range of units with granite effect worktops, pelmet downlights and an inset circular stainless steel sink unit and drainer. Appliances consist of an integrated brushed steel trim electric oven, four ring ceramic hob with brushed steel extractor canopy and splashback along with an integrated fridge, dishwasher and washing machine.

### Bedroom 1

UPVC double-glazed double doors with Juliet balcony, electric convector heater and built-in double wardrobe.

### En-suite

Consisting of a tiled cubicle with chrome mains shower, pedestal washbasin with vanity light and dual flush toilet. Chrome towel rail, extractor fan and ceiling downlights.

### Bedroom 2

UPVC double-glazed window and electric convector heater.

### Bathroom

Consisting of a bath with full mosaic-style tiling, folding screen and shower attachment. Pedestal washbasin with vanity light, dual flush toilet, ceiling downlights, extractor fan and chrome towel rail.

### Outside

The building stands within communal and maintained grounds and there is also residents parking with an allocated space.

### Material Information

TENURE: Leasehold

LEASE DETAILS: 999 Years From 1 October 2002 with 978 years remaining

GROUND RENT: £125.00 per annum (£62.50 paid twice a year) - to be reviewed on: .....

SERVICE CHARGE: £1,476.90 per annum

COUNCIL TAX: Nottingham City Council Band C

PROPERTY CONSTRUCTION: Modern concrete & steel with brick cladding

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: No

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: N/A

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: none

MAINS ELECTRICITY PROVIDER: TBC

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes on the ground floor

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 from ground floor communal entrance lobby

### 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.

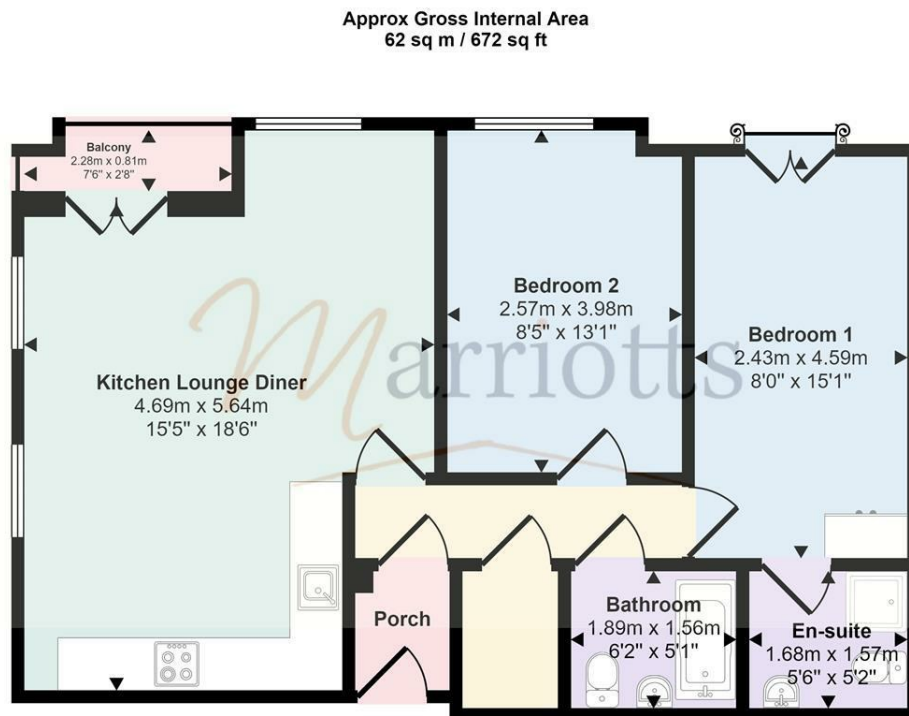
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

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.

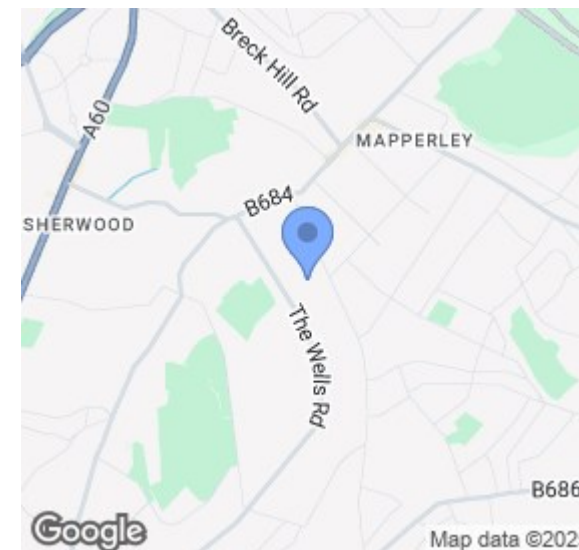








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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.

**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

