



15 Bridgewater Court, Egerton Road, Woodthorpe, NG5 4EY
£195,000



Marriotts



15 Bridgewater Court, Egerton Road Woodthorpe, NG5 4EY

- Two double bedrooms
- Bathroom and master en-suite
- Electric gated resident parking
- Penthouse second floor apartment
- Large open plan living kitchen
- NO UPWARD CHAIN

A spacious penthouse apartment in a prime location with two double bedrooms, en-suite and a large open-plan living kitchen. Remote electric gated residents parking and for sale with NO UPWARD CHAIN!!

£195,000



Overview

This stunning penthouse apartment on Egerton Road offers a perfect blend of modern living and comfort. With its prime location on a popular tree-lined road, residents can enjoy a peaceful environment while being conveniently close to local amenities and just a minutes walk to Mansfield Road (A60), with regular busses running in to the city centre.

The apartment boasts a spacious open-plan living kitchen, ideal for both entertaining guests and enjoying quiet evenings at home. The design maximises natural light, creating a warm and inviting atmosphere throughout. With two generously sized double bedrooms, including a master en-suite, this property is perfect for couples, small families, or those seeking a comfortable space to unwind.

In addition to the en-suite, the apartment features a well-appointed main bathroom, ensuring convenience for all residents and guests. The thoughtful layout provides ample storage and living space, making it a practical choice for modern lifestyles.

For those with vehicles, the property includes parking for one car and a handful of visitor spaces, adding to the convenience of urban living. Importantly, this apartment is offered with no upward chain, allowing for a smooth and straightforward purchasing process.

Entrance Lobby

With a door from the communal landing and a secondary door into the hallway.



Hallway

With two skylights, radiator, large double cloaks cupboard with light and also houses the RCD board, separate large airing cupboard housing the hot water cylinder, security entry phone, LED downlights, and access to all rooms.

Living Area

Two radiators, two ceiling light points and a media plate.

Kitchen Area

A range of wall and base units with wood effect worktops and matching upstands and an inset one and a half bowl stainless steel sink unit and drainer with feature slate splashback. Appliances consist of a brushed steel trim electric oven, four-ring halogen hob with black glass splashback and a matching extractor. Plumber for a washing machine, concealed Worcester Bosch boiler, LED downlights, floor tiling to the kitchen area and Velux window.

Bedroom 1

Built-in double wardrobe, radiator, security alarm panic button and double-glazed window.

En- suite Shower Room

Consisting of a tiled cubicle with fixed head mains shower, dual flush toilet and pedestal wash basin with matching tiled splashback. Tiled floor, chrome ladder towel rail, skylight with fitted blind, extractor fan and ceiling downlights.

Bedroom 2

Built-in double wardrobe and double-glazed window.

Bathroom

Consisting of a bath with tiled surround, glass screen and shower attachment, dual flush toilet and pedestal wash basin. Ladder towel rail, tiled floor, LED downlights and skylight with fitted blind.

Outside

Remote electric gated access leads onto the front courtyard and residents car park with allocated space and visitor parking. There's also a bin store and pedestrian access leading to the mature rear communal gardens.

Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from 2015 with 114 years remaining.

GROUND RENT: £250 PA - to be reviewed on:

SERVICE CHARGE: £1320PA - to be reviewed on:

COUNCIL TAX: GBC - Band C

PROPERTY CONSTRUCTION: Caity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: n/k

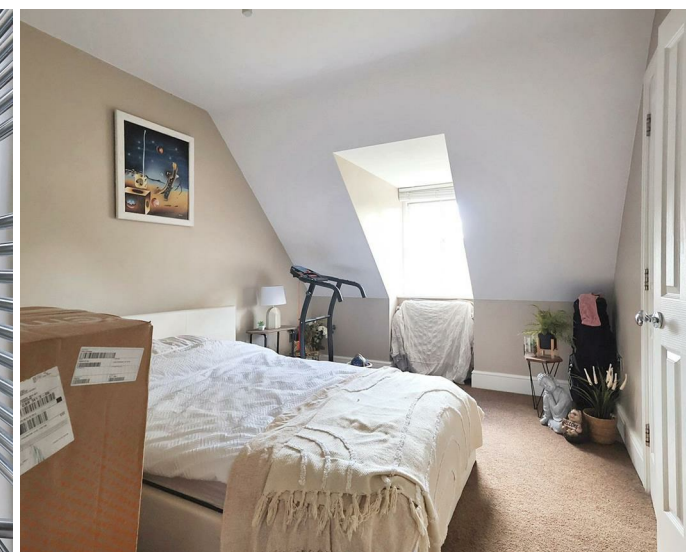
LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent





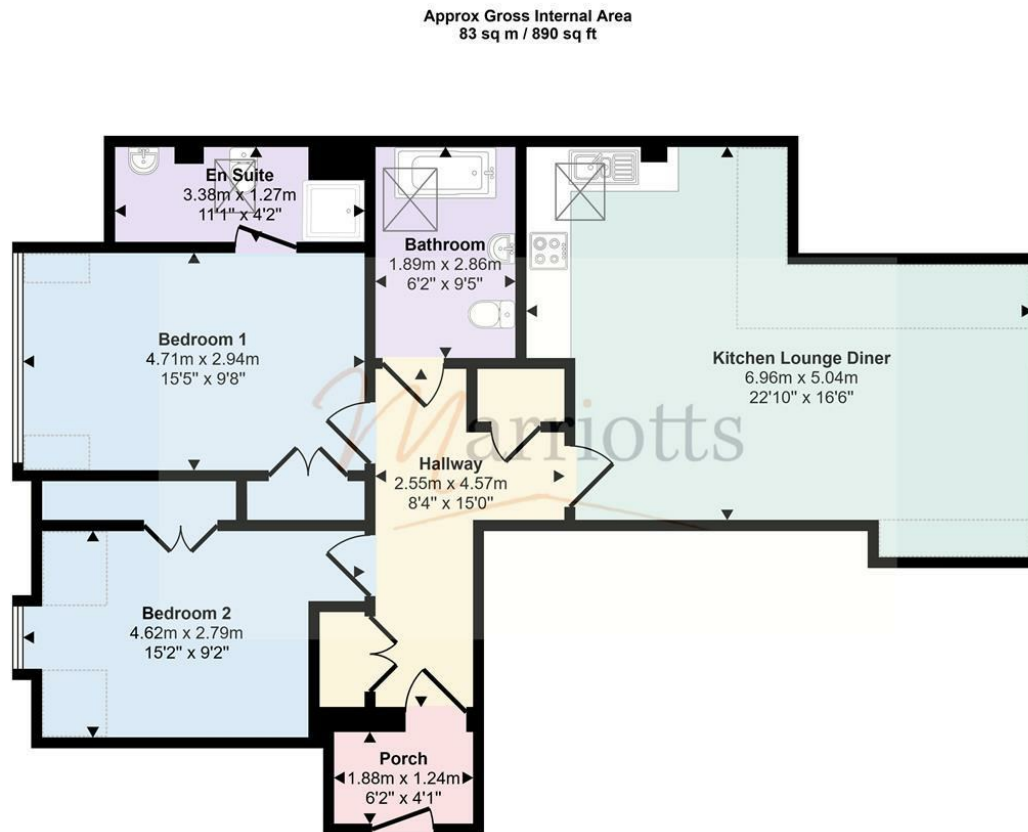


MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Communal stairs



ridgewater
Court



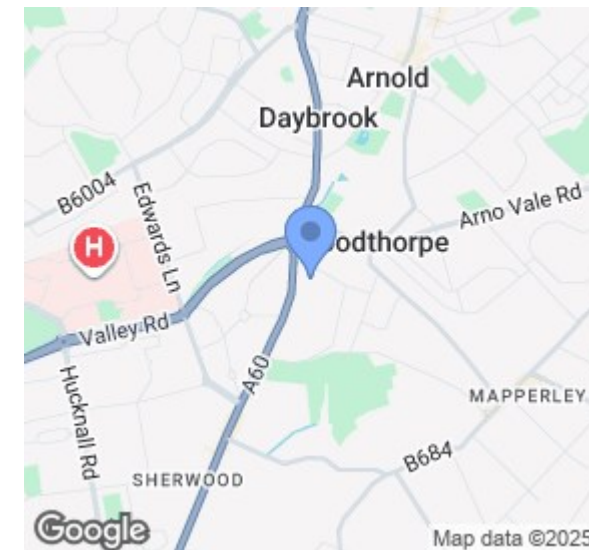


Floorplan

Denotes head height below 1.5m

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	81	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.
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

