



29 Caudale Court, Gamston, Nottingham, NG2 6QN

Asking Price £169,995

- Substantial, Well Presented Ground Floor Apartment
- Ensuite and Family Bathroom
- Sought After Development
- No Upward Chain
- Two Double Bedrooms
- Gas Heating
- One Allocated Parking Space
- CASH BUYERS ONLY

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CASH BUYERS ONLY - Immaculate Two Bedroom Ground Floor Apartment. Large Open Plan Lounge/Diner. Two Double Bedrooms. Master Bedroom with Ensuite. Family Bathroom. Gas Heating. Sought After Development. One Allocated Parking Space. No Upward Chain.



Council Tax Band: C



Entrance Hall
Doors to the Lounge/Diner, both Bedrooms and the Bathroom. Two built in storage cupboards. Intercom system. Radiator.

Lounge/Diner
14'7 x 13'1
Two radiators. Windows to the side and front elevation. Opens into the Kitchen Area. Large built in storage cupboard.

Kitchen
6'10 x 13'1
A range of modern base and wall units with integrated Fridge/Freezer and Oven. Space and plumbing for a washing machine and tumble dryer. Work surfaces with inset sink unit and gas hob. Extractor. Window to the rear elevation.

Master Bedroom
10'11 x 9'10
Radiator. Window to the front elevation. Door to the Ensuite. Built in wardrobes.

Ensuite
7'3 x 5'3
Built in shower cubicle with mains water shower. Sink unit. Low level flush toilet. Extractor.

Bedroom Two
10'11 x 9'2
Window to front elevation. Radiator. Built in wardrobe.

Bathroom
7'2 x 6'10
Panelled bath with mixer shower. Pedestal wash hand basin. Low level flush toilet. Window to the rear elevation. Spotlights to the ceiling. Radiator.

Exterior
One Allocated Parking Space. Communal bins, Visitor parking.

Lease Details
Service Charge - £1,214.64. Ground Rent - £129.00.
106 Years Remaining.

On completion of a sale the seller has to pay the housing association (the landlord) 0.5% of the sale price x the number of years the seller has owned the property (capped at a maximum of ten years). This is

a contribution towards the sinking fund for upgrading and improvements to the building. The seller also has to pay the landlords' administrative costs. That is capped at 0.75% of the sale price however the current costs are £226.80.






Directions

Viewings

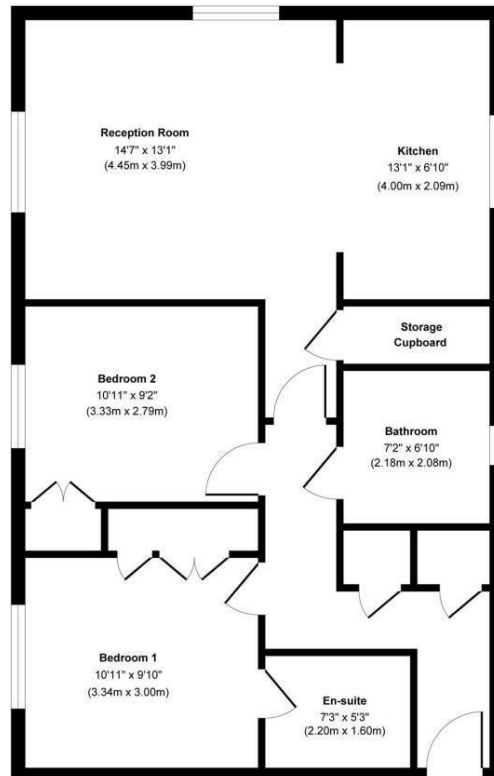
Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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Approximate Floor Area
763 sq. ft
(70.91 sq. m)

Produced by Elements Property