

## The Marlborough, Apartment 1 Cranmer Street, Nottingham, NG3 4GJ

**Price Guide £150,000**

- Beautifully Presented Duplex Apartment with Gated, Award Winning Development
- Balcony and W.C
- Modern Family Bathroom
- Share of Freehold
- Large Open Plan Lounge/Kitchen/Diner
- Two Double Bedrooms
- One Allocated Parking Space
- No Upward Chain



# Apartment 1 Cranmer Street, Nottingham NG3 4GJ

DMW Property Services are delighted to offer to the market a Duplex Apartment in The Marlborough, which is a contemporary award winning gated development situated in Mapperley Park. The spacious Open Plan Lounge/Diner benefits from large floor to ceiling windows and a south facing balcony. There is also a Kitchen and W.C to the first floor. To the lower level there are two double bedrooms and a modern high spec Bathroom. Secure parking space. Lift Access. Shared of Freehold.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Council Tax Band: C



Communal Entrance Hall  
Stairs and lift access to all floors.

First Floor Entrance Hall  
Doors to the Lounge and W.C. Store cupboard.

W.C  
Wall mounted sink unit. Hidden cistern toilet.  
Extractor. Spotlights to the ceiling.

Lounge/Diner  
17'6 x 21'6  
Wood veneer flooring. Floor to ceiling windows.  
Electric radiators. Windows to the side elevation.  
Patio doors opening onto balcony. Opens into the  
Kitchen. Stairs to the ground floor. Spotlights to the  
ceiling.

Kitchen  
10'1 x 12'0  
Black granite work surfaces with inset sink unit and  
electric hob. Extractor hood. Electric oven and  
microwave. Spotlights to the ceiling. Wood veneer  
flooring.

Ground Floor Hallway  
Doors to both Bedrooms and the Bathroom.

Bedroom  
17'7 x 11'5  
Two windows. Built in wardrobes. Spotlights to the  
ceiling. Radiator.

Bedroom  
11'7 x 9'5  
Radiator. Window to the side elevation. Built in  
wardrobes.

Bathroom  
7'1 x 5'6  
Panelled bath with mains water shower over. Wall  
mounted wash hand basin. Hidden cistern toilet.  
Spotlights to the ceiling. Window to the side  
elevation.

Exterior  
Gated car park with visitor spaces and access to  
covered parking.

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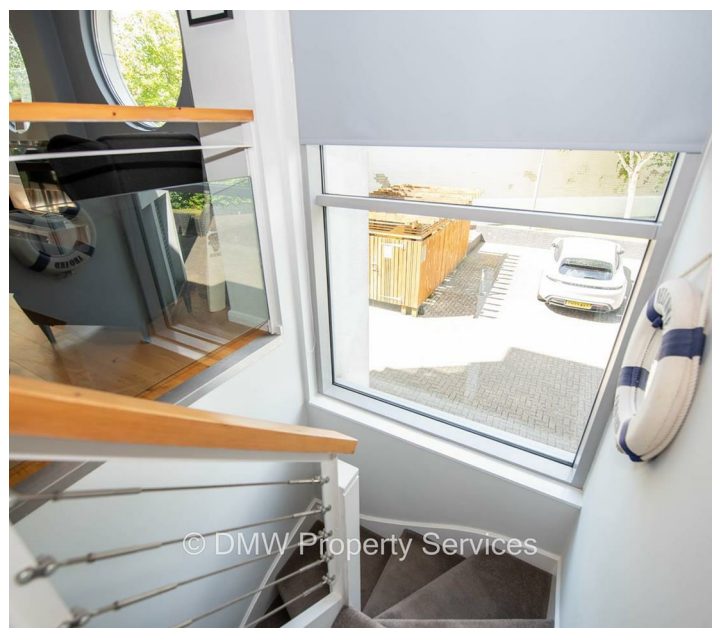
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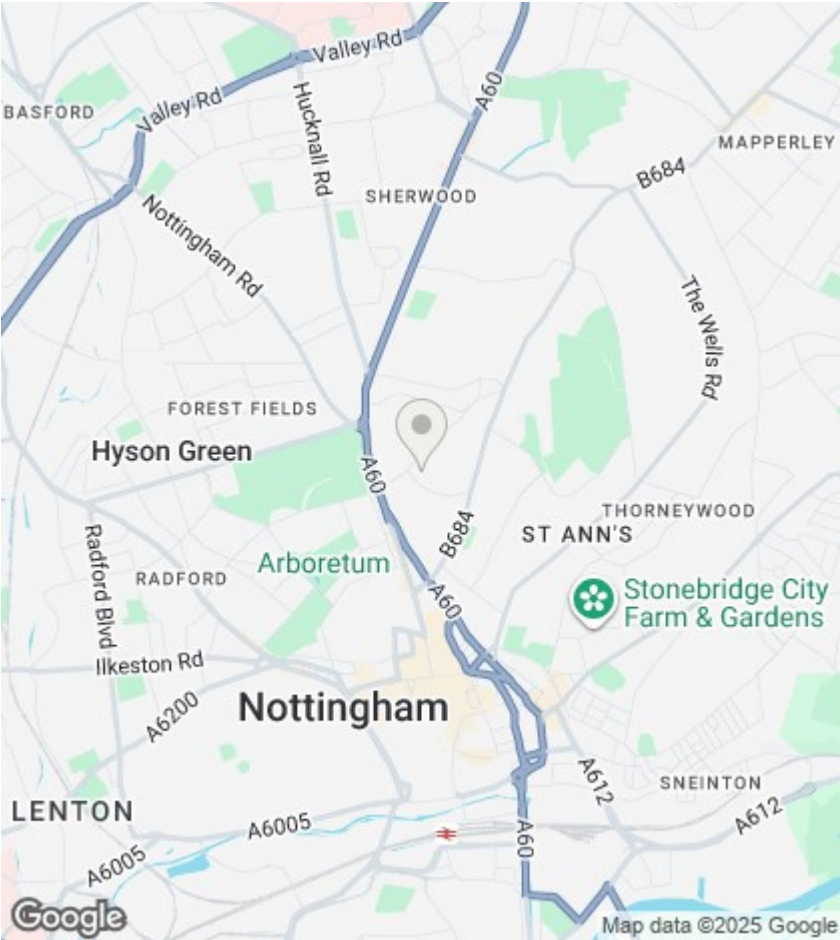
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Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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	

