



25 Princess Close, Gedling, NG4 4EU

£110,000



Marriotts



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- Top floor flat
- Bathroom & separate toilet
- Close to Gedling Country Park
- Two double bedrooms
- Lounge & kitchen diner
- NO UPWARD CHAIN

A two bedroom top floor flat just off Besecar Avenue and a short distance from Gedling Country Park! The property has plenty of storage including a large walk-in store room, a good sized lounge with elevated views, kitchen diner and bathroom with separate toilet. For sale with NO UPWARD CHAIN!!

£110,000



Entrance Hall

With composite entrance door from the communal landing, large walk-in store room with loft access, cupboard with RCD board and doors to all rooms.

Lounge

Coal effect electric fire with tiled hearth and wooden surround, radiator and large picture window.

Kitchen Diner

Several base units, stainless steel sink unit and drainer and tiled splashbacks, electric cooker point, plumbing for a washing machine, concealed gas boiler, radiator, built-in pantry cupboard and separate large airing cupboard housing the hot water cylinder.

Bedroom 1

Front window, large wardrobe recess and radiator.



Bedroom 2

Front window, radiator, built-in wardrobe and separate shelved cupboard.

Bathroom

Fully tiled to three walls with bath and mains shower, wash basin, radiator, extractor fan and separate toilet.

Outside

The building stands within maintained communal grounds

Material Information

TENURE: Leasehold

LEASE DETAILS: 999 years from 30th September 1988

GROUND RENT: £396.72 PA (TBC) - to be reviewed on:

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SERVICE CHARGE: £0.00 - to be reviewed on:

COUNCIL TAX: GBC - Band A

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very 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: no

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

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

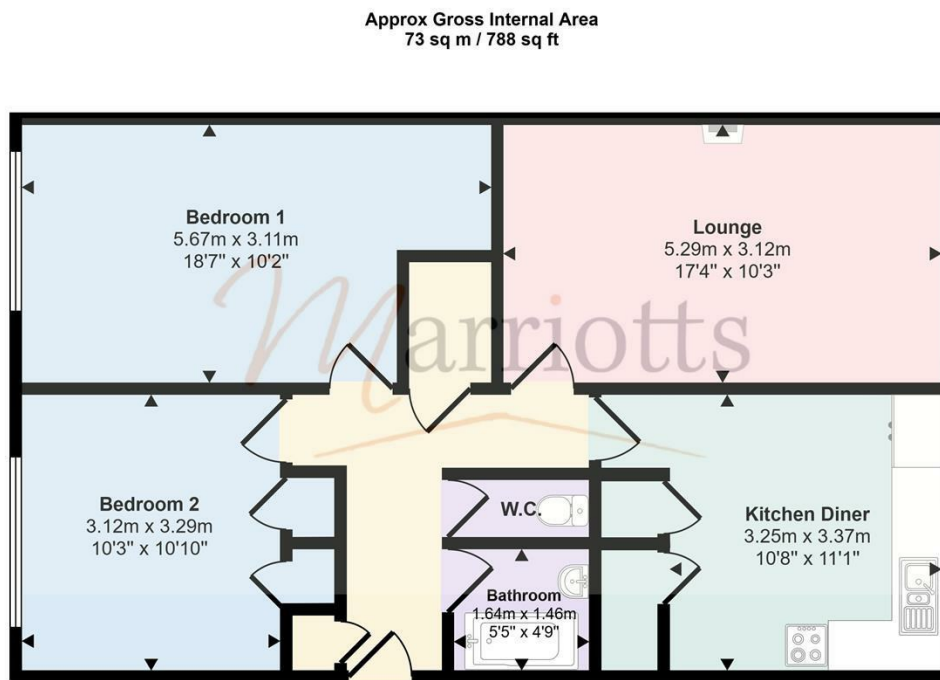
ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: stair access from ground floor communal entrance









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	

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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).