337 Westdale Lane, Mapperley, NG3 6EW

£140,000

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Marriotts

337 Westdale Lane
Mapperley, NG3 6EW

- One bedroom ground floor apartment
- Entrance hall, shower room, modern fitted, lounge with dining area
- Located on regular bus routes to Nottingham and surrounding areas
- Well presented and neutrally decorated throughout
- Private rear garden and one parking space
- No Upward Chain

NO UPWARD CHAIN - This delightful ground floor flat has been well maintained and is presented with neutral decor, making it an inviting space for any potential resident. The flat features a spacious reception room that serves as a versatile lounge and dining area. There is a modern fitted kitchen, a good sized bedroom and shower room with electric shower. One of the standout features of this property is the private rear garden, which is south-west facing and paved for low maintenance. Additionally, there is parking available for one vehicle at the front of the property.

The flat is conveniently situated on regular bus routes, ensuring easy access to the vibrant shops and amenities that Mapperley has to offer. This property is an excellent opportunity for first-time buyers or those looking to downsize, combining a peaceful living environment with the benefits of urban convenience.

£140,000

Entrance

Composite front door leads into the hallway, which has a fitted door mat, radiator, burglar alarm panel and wooden laminate flooring leading into the property.

Shower Room

The shower room is fitted with a toilet with dual flush, vanity sink unit with mixer tap and a double shower cubicle with electric shower and glass sliding door. There is a heated towel rail, extractor fan and vinyl floor.

Bedroom

UPVC window to the front, radiator and wood effect laminate floor.

Living Space

Split into two areas ideal for a lounge and dining area, but it is versatile for the owner's needs. There are two radiators, wood-effect laminate flooring and UPVC patio doors leading into the rear garden.

Kitchen

The kitchen is fitted with white high gloss wall and floor cabinets, worktop, stainless steel sink & drainer with mixer tap, electric oven, hob and extractor fan. There is space for a fridge freezer and washine machine. Two cabinets house the electric central heating boiler and RCD board. There is a radiator, vinyl floor and a UPVC door into the garden.

Outside

The rear garden is fully enclosed and has block paving. There is one parking space available to the front.

Material Information

TENURE: Leasehold
LEASE DETAILS: Length term: 999years From: 2026
GROUND RENT: £0
SERVICE CHARGE: £480per annum
COUNCIL TAX: Gedling - Band A
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: None
MAINS ELECTRICITY PROVIDER: E-on
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
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: Level access to the front and rear

Please note some photographs in this advert have been enhanced with virtual furniture for demonstration

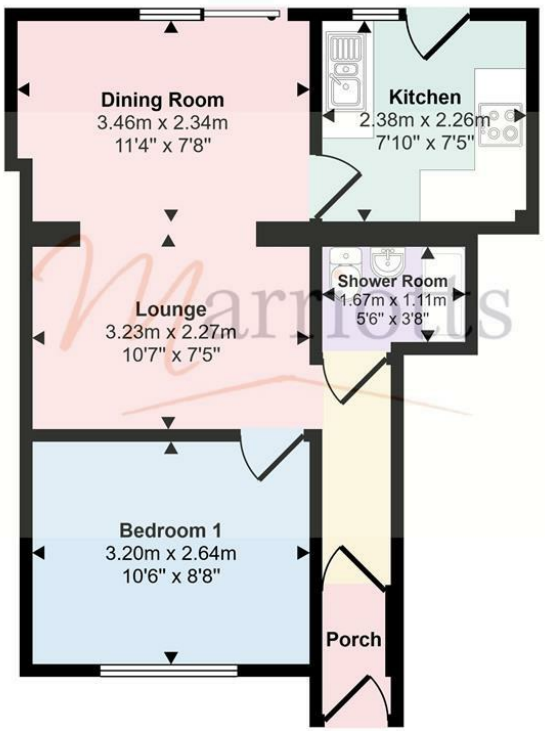
purposes.

OTHER INFORMATION:

- Please note some photographs in this advert have been enhanced with virtual furniture for demonstration purposes.

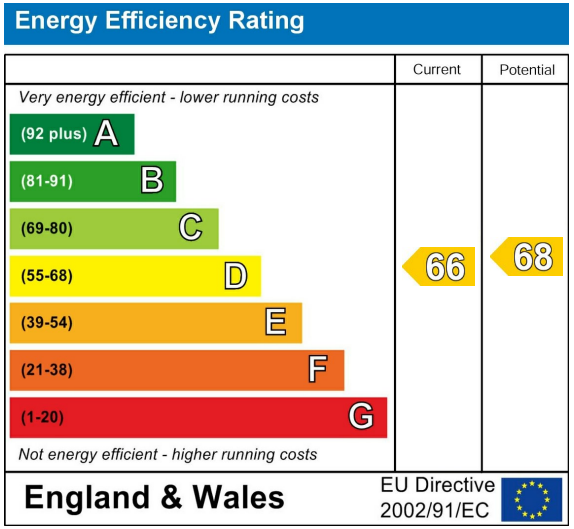
The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only. Full details of the freeholder,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

Approx Gross Internal Area
37 sq m / 398 sq ft



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.
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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).

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