Valley Court Ribblesdale Road, NG5 3GA

£75,000

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Marriotts

Valley Court Ribblesdale Road , NG5 3GA

- First floor apartment
- Communal lounge & laundry
- Living room + separate kitchen
- Development for the over 55's
- One bedroom & bathroom
- Close to amenities & bus routes

GUIDE PRICE £75,000 - £80,000 A one-bedroom first-floor apartment located in the popular Valley Court development in Sherwood, just off Mansfield Road, with access to local amenities and ample bus routes. The development is exclusively for independent living for those aged 55 and over, with a residents' lounge, laundry facilities, and an emergency call system. The property is also for sale with NO UPWARD CHAIN!!

£75,000

Entrance Hall

With an entrance door from the communal lobby, meter cupboard, large walk-in airing cupboard with RCD boards, hot water cylinder and light. Doors to the living room, bedroom and bathroom.

Living Room

With a freestanding wooden fireplace with coal-effect electric fire, electric storage heater, two wall light points, emergency pull cord, TV aerial point, UPVC double-glazed rear window and glazed panel double doors through to the kitchen.

Kitchen

Several wall and base units with worktops and an inset stainless steel sink unit and drainer with tiled splashbacks. Integrated electric oven and four-ring electric hob with filter hood, wall-mounted electric fan heater and UPVC double-glazed rear window overlooking the rear car park and communal gardens.

Bedroom

With an electric storage heater, built-in wardrobes with folding mirrored doors, two wall light points, emergency pull cord and UPVC double-glazed rear window.

Bathroom

With fully tiled walls, the suite consists of a bath with an electric shower, toilet and wash basin set into a vanity surround and cupboards, with a wall-mounted vanity mirror and light, electric wall-mounted fan heater, extractor fan and electric heated towel rail.

Outside

The building standards within communal and maintained grounds with rear resident car parking and visitor parking.

Material Information

TENURE: Leasehold
LEASE DETAILS: 125 yeas from 1996
GROUND RENT: £237.22 EVERY 6 MONTHS
SERVICE CHARGE: £1484.80 HALF YEARLY SEPT TO FEB
COUNCIL TAX: Nottingham City Council - Band B
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: Yes
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: n/a
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: level building access - lift access to upper floors
IMPORTANT NOTE: Some images have been artificially enhanced

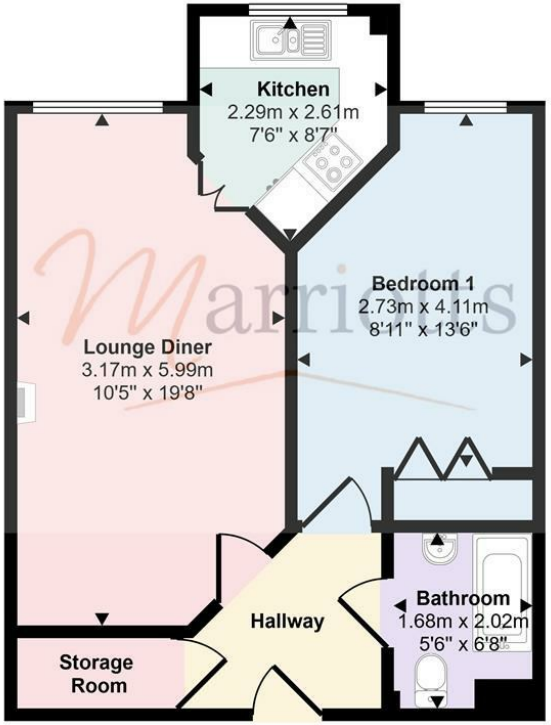
OTHER INFORMATION:

- To purchase a property in this development you must be 55 years of age or over.

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.

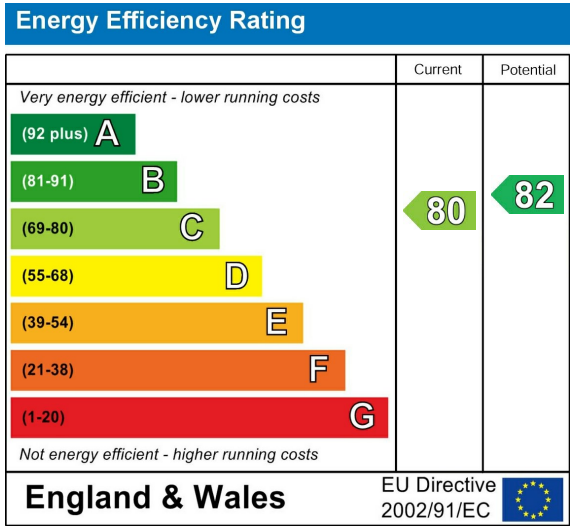
MT11 UGM
FL69 FA

Approx Gross Internal Area
45 sq m / 482 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.
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

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