



39 Beech Court, Mapperley, NG3 5PZ

£110,000





**CAUTION**  
Do not place hot baking trays to cool on the base of this oven.  
This could cause damage to the oven and furniture.

LAMONA

# 39 Beech Court

## Mapperley, NG3 5PZ

- Second floor 1 bedroom apartment, serviced by a lift
- Spacious lounge opening to a modern kitchen
- Communal lounge, gardens and on site house manager
- Independent retirement living for over 60's
- Shower room and bedroom with fitted wardrobes
- Available with no upward chain

Second-floor flat designed specifically for independent retirement living for those aged over 60. Offered with no upward chain, this property is an ideal choice for those looking to settle in a welcoming community.

The property has been freshly decorated giving it an inviting atmosphere throughout. The accommodation comprises a comfortable lounge which connects to the modern kitchen, bedroom with fitted wardrobes, shower room and entrance hall with a storage cupboard.

Residents of Beech Court benefit from a range of communal facilities, including a welcoming lounge where you can socialize with neighbours, a practical laundry room, and beautifully maintained gardens that provide a serene outdoor space to enjoy. Additionally, the presence of a dedicated house manager ensures that support is readily available when needed.

Situated just a stone's throw from Mapperley's vibrant shopping area and regular public transport links.



£110,000



### Entrance

Entering from the communal lobby, the second floor apartment can either be reached by a lift or stairs. The inner hallway is carpeted, has a full height storage cupboard housing the RCD board, wall mounted emergency call system panel, and doors to all rooms

### Lounge

Having a feature electric fire with hearth and surround, carpet, storage heater, UPVC window window to the side of the building and arch into the kitchen.

### Kitchen

The modern kitchen is fitted with white wall and floor cabinets, metro style tiled splash backs, worktop, stainless steel sink/drainer and mixer tap, space for a fridge freezer and integrated electric oven, hob and extractor over.

### Shower room

The fully tiled shower room has a toilet with dual flush, vanity wash hand basin with mixer tap and storage under, shower cubicle with mains shower and sliding door, heated towel rail and vinyl flooring.

### Bedroom

The master bedroom has fitted wardrobes with mirrored doors, carpet, storage heater and UPVC window to the side of the building.

### Outside

The building stands within communal and maintained grounds. There is car parking for residents, spaces are subject to availability and on request from the management company. Visitors parking is also available.

### Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years from 1988

GROUND RENT: £502 per annum - to be reviewed on:

.....

SERVICE CHARGE: £4,424 per annum - to be reviewed on: .....

COUNCIL TAX: Gedling borough - Band B

PROPERTY CONSTRUCTION: Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: n/a

LOCATION OF BOILER: n/a

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: E-on

MAINS ELECTRICITY PROVIDER: E-on

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:** Accessed by lift and stairs

**OTHER INFORMATION:**

- To purchase a property in this development you must be over 60 years of age.

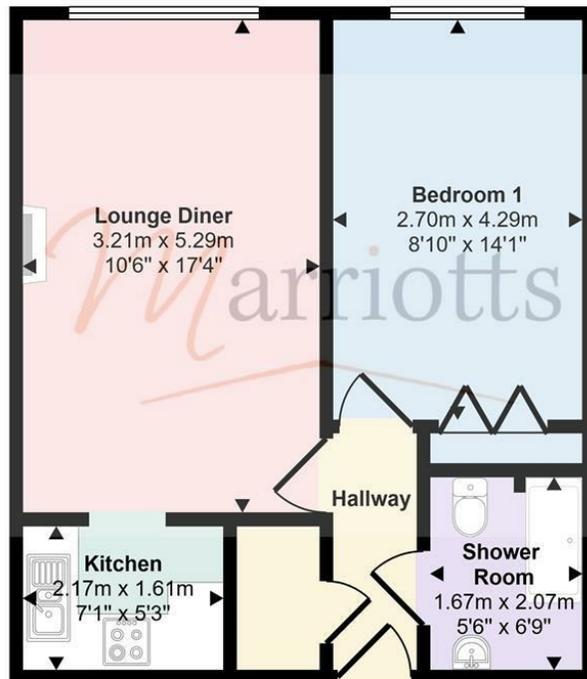
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\* Full details of the freeholder,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

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





Approx Gross Internal Area  
43 sq m / 458 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**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).

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