



30 Belvoir Lodge, Carlton, NG4 1DU

£100,000



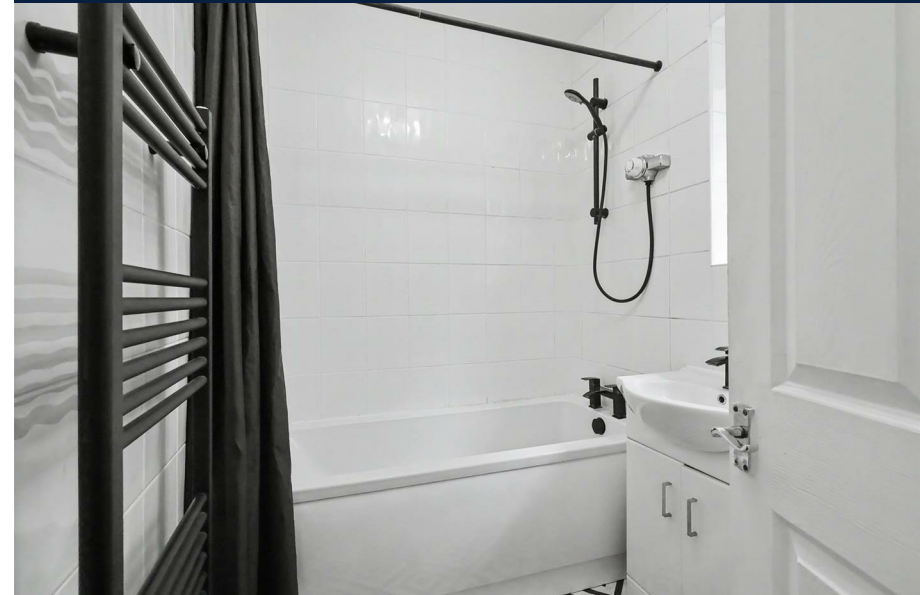


30 Belvoir Lodge Carlton, NG4 1DU

- Second floor maisonette
- Lounge with elevated views
- Modern bathroom with shower
- Two bedrooms
- Modern kitchen with appliances
- NO UPWARD CHAIN

GREAT FIRST TIME BUY!! A well presented and modernised second floor maisonette forming part of the Whimsey Park development. The property has a modern kitchen and bathroom, living room with elevated views towards Colwick, combination gas boiler, UPVC double glazing and large integral garage with light and power. For sale with **NO UPWARD CHAIN!!**

£100,000



Entrance Hall

With UPVC double glazed side entrance door and doors to both bedrooms, living room and bathroom.

Living Room

UPVC double-glazed bow window to the front with elevated views towards Colwick, radiator and door through to the kitchen.

Kitchen

A range of wall base units with grey wood effect doors and black granite effect worktops, with inset stainless steel sink unit and drainer. Integrated brushed steel electric oven, four ring halogen hob with black splashback and extractor, along with integrated fridge freezer, washing machine and wine cooler. Slate tile effect laminate flooring, wall-mounted Ideal Logic combination gas boiler and UPVC double glazed front window.



Bedroom 1

UPVC double-glazed rear window, radiator and points for a high-level wall-mounted TV.

Bedroom 2

UPVC double glazed rear window, radiator and points for a high-level wall-mounted TV.

Bathroom

With fully tiled walls and patterned tile effect flooring, the suite in white consists of a bath with a black mixer tap and matching mains shower, wash basin with black mixer tap and vanity base cupboards, dual flush toilet, black ladder towel rail, loft access, airing cupboard, extractor fan and UPVC double glazed side window.

Outside

At first floor level, the property owns half of the rear garden.

Material Information

TENURE: Leasehold - 999 years from 16th May 1975

COUNCIL TAX: Gedling Borough - Band A

PROPERTY CONSTRUCTION: cvity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

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.

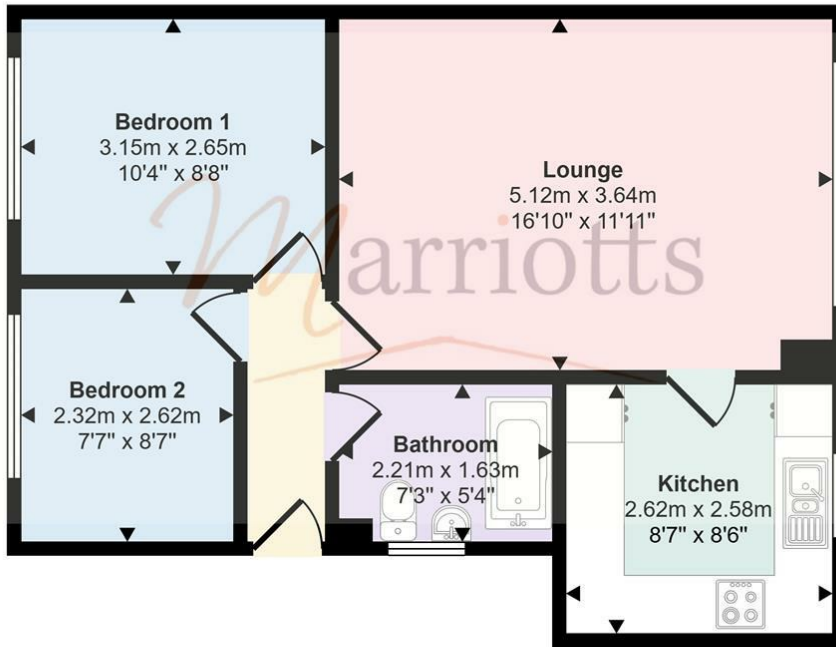
ACCESS AND SAFETY INFORMATION: shared external staircase







Approx Gross Internal Area
48 sq m / 517 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) 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	



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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