JOHNSONS & PARTNERS

Estate and Letting Agency



2 THE GABLES PLAINS ROAD,

NOTTINGHAM, NG3 5LE

GUIDE PRICE £175,000

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For Sale with NO CHAIN | Beautifully Presented Ground Floor Garden Apartment | Two Double Bedrooms | Modern Open Plan Living | Allocated Parking | Close to all Local Amenities |

Guide Price £175,000 - £185,000

Situated within an attractive modern gated development on the ever-popular Plains Road, this beautifully presented ground floor garden apartment offers stylish, low-maintenance living in one of Mapperley's most convenient locations.

Finished to a high standard throughout, the apartment is ready to move straight into and enjoys bright, contemporary accommodation with a neutral décor that creates a welcoming feel from the moment you step inside.

The entrance hall provides useful storage and leads through to a superb open plan living, dining and kitchen space. Thoughtfully designed, this room offers plenty of space for both relaxing and entertaining, with modern gloss kitchen units, integrated appliances and French doors opening onto the apartments private garden , allowing natural light to flood the room.

There are two well-proportioned double bedrooms. The principal bedroom benefits from fitted mirrored wardrobes, whilst the second bedroom is another generous double, ideal as a guest room, home office or additional bedroom. A modern family bathroom completes the accommodation, fitted with a contemporary white suite including a shower over the bath.

Externally, The Gables is an attractive and well-maintained development with secure communal entrances, allocated parking and a private garden area.

Perfectly positioned, the apartment is within easy reach of Mapperley's excellent range of shops, cafés, restaurants and supermarkets, whilst regular public transport provides straightforward access into Nottingham City Centre. Excellent road links are also close by for those commuting further afield.

Viewings on this property are highly advised.

Secure Communal Entrance

Entrance Hall

Open Plan Living / Kitchen
20'5" x 9'10" (6.23m x 3.01m)

Bedroom One
13'2" x 8'4" (4.03m x 2.55m)

Bedroom Two
12'3" x 8'4" (3.75m x 2.55m)

Bathroom
8'6" x 5'7" (2.60m x 1.71m)

Allocated Parking

Leasehold Information
Service Charge 2026 - £1416.50 per year
Ground Rent 2026 - £259.69 per year
Leasehold Term: 125 years from 19th September 2008
Term remaining 107 years.

Buyers AML Check
By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





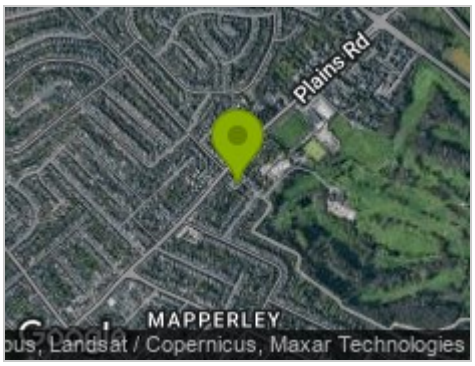




Road Map



Hybrid Map



Terrain Map



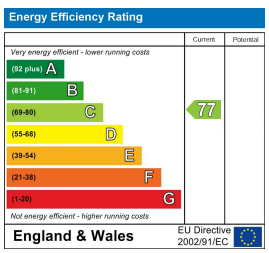
Floor Plan

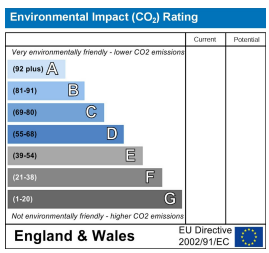


Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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