



30 Mansfield Court Mansfield Road, NG5 2BW

£125,000

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30 Mansfield Court Mansfield Road , NG5 2BW

- Stylish first-floor apartment with beautifully restored original parquet flooring
- Contemporary bathroom with shower over bath, separate toilet room
- Walking distance to Forest Recreation Ground, and with excellent access to Mansfield Road, Nottingham City Centre and transport links
- Two spacious bedrooms. Bright open-plan living room and kitchen with breakfast bar
- Light, airy and quiet position at the rear of the building. Communal gardens and resident parking
- No Upward Chain!!

For sale with No Upward Chain! Beautifully presented and sympathetically modernised, this stylish first-floor apartment perfectly combines contemporary living with the character of its era. Retaining its attractive 1930s features, including original windows throughout and beautifully restored parquet flooring, the property offers a light, airy and peaceful living environment while being just moments from Mansfield Road and Nottingham City Centre. Situated within walking distance of the popular Forest Recreation Ground, excellent transport links, local amenities, and Nottingham City Centre.

Ideal for first-time buyers and investors alike, the apartment benefits from a well-designed layout featuring two good sized bedrooms, with the principal bedroom showcasing the restored original parquet flooring. The bright open-plan living and kitchen area is perfect for modern living, complete with a breakfast bar for informal dining and entertaining.

The accommodation also includes a modern bathroom with a shower over the bath, a separate WC for added convenience, and cleverly designed storage solutions throughout, maximising every inch of space. Outside, residents enjoy well-maintained communal gardens and communal parking.



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Entrance hall

The property is accessed by a communal staircase, where a lift is available. The front door leads into the hallway which has original Parquet flooring, radiator and audio phone for the intercom entry system.

Bedroom 1

The master bedroom has original Parquet flooring, radiator and a window to the side.

Bedroom 2

The second bedroom is carpeted, has a window to the rear and radiator.

Bathroom

Fitted with a two piece suite consisting of bath with shower attachment to the mixer taps and folding shower screen, and a wall mounted wash hand basin with mixer tap. There is a cupboard housing the central heating boiler, RCD board and plumbing for the washing machine is available here as well. There is also a heated towel rail, shaving point., window to the side, tile around the bath/sink and a tiled floor. Fitted shelves provide additional storage options.

Toilet

The separate toilet room is fitted with a cloakroom vanity unit which has a wash hand basin and mixer tap, and there is a back to wall toilet with wall flush. The room also has a radiator, Parque floor and a window looking to the rear; fitted shelves provide extra storage solutions above.

Living room and kitchen

The open plan kitchen and living room has original restored Parque flooring throughout. The kitchen area has fitted units and worktop with breakfast bar, metro tile splashback and stainless steel sink/drainer with water filtered mixer tap. There is a fitted electric oven with gas hob and extractor hood over, and space for an under counter fridge. A window looks out to the rear and behind the door there are fitted shelves providing additional storage.

The lounge has a window to the side, radiator, fitted shelves and a low cupboard.

Outside

There are established communal gardens surrounding the building and unallocated residents parking.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years From: September 2014

GROUND RENT: £100pa - to be reviewed on:

SERVICE CHARGE: £1,682pa - to be reviewed on:

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Cavity 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: No

LOCATION OF BOILER: Bathroom

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Eon

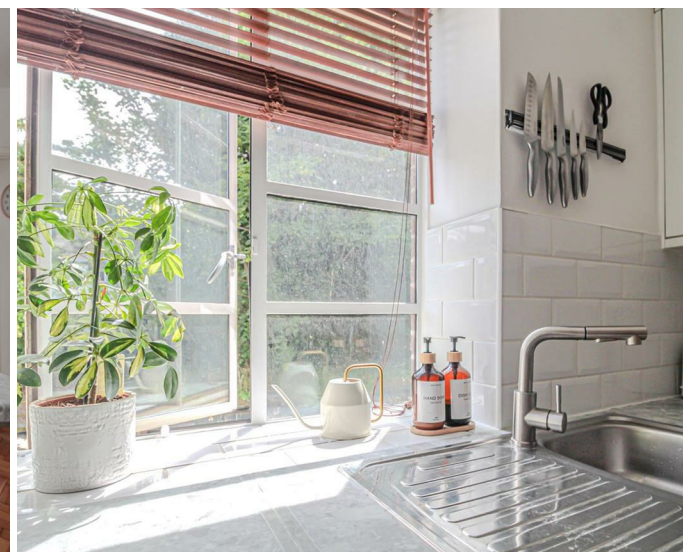
MAINS ELECTRICITY PROVIDER: Eon

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: Stairs and lift access to first floor

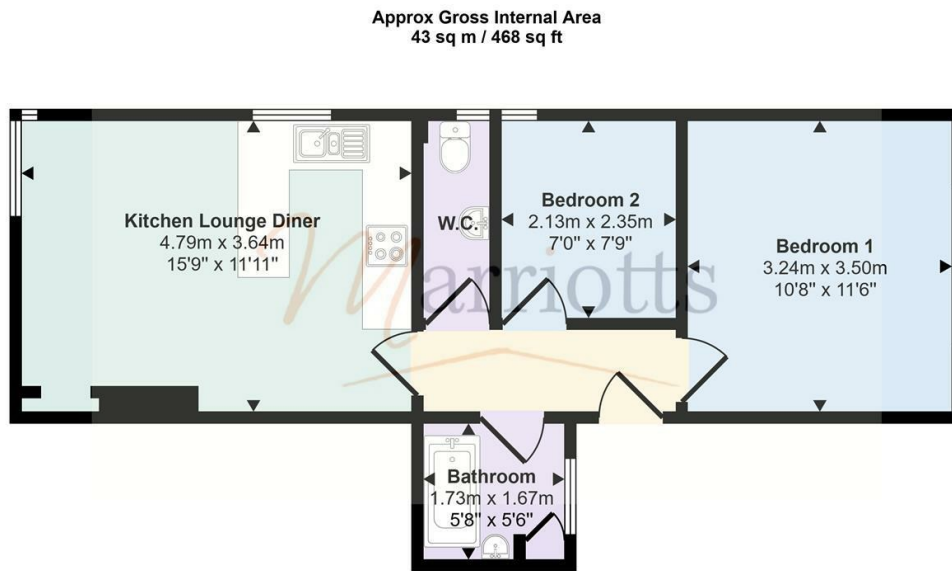
OTHER INFORMATION:

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

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.







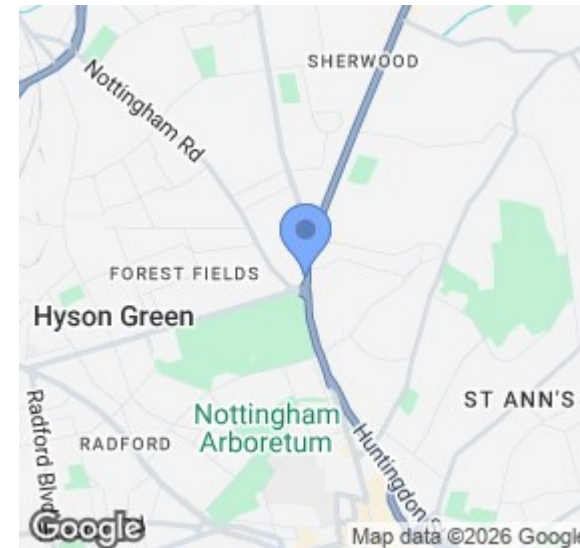
Floorplan

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	75	77
(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.
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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