



47 Parry Court Hazel Grove, Mapperley, NG3 6DR  
£220,000

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# 47 Parry Court Hazel Grove Mapperley, NG3 6DR

- Top floor apartment
- Close to Mapperley's main shopping area
- Residents parking
- Development for the over 60's
- Spacious L-shaped living kitchen
- Refurbished shower room

A well-maintained one bedroom second floor apartment within the popular McCarthy & Stone Parry Court Development for the over 60's, just a short distance to Mapperley's busy shopping area. The property also has lift access and offers a unique open-plan layout! For sale with NO UPWARD CHAIN!!

£220,000



## Overview

Accommodation consists of a spacious hall with a large walk-in cloaks/airing cupboard, single bedroom with built-in wardrobes, refurbished shower room and a spacious 'L' shaped living kitchen with picture window and a remote Velux window. The building also has two residential lounges, a lift, guest suite, a well equipped laundry room, house manager, 24-hour emergency Careline system and stands within attractive fully maintained communal gardens and residents parking (spaces available by separate arrangement).

## Entrance Hall

With an entrance door from the communal hallway, large walk-in cloaks/airing cupboard also housing the smart electric metre and RCD board. Security entry Intercom, electric convector heater and doors to all rooms.



## Living Room

With UPVC double-glazed picture window overlooking Hazel Grove, stone-effect fireplace and hearth with coal-effect electric fire and a wooden surround, electric storage heater and two ceiling light points. The kitchen area has a range of wall and base units with granite effect worktops, tiled splashbacks and an inset stainless steel sink unit and drainer. Integrated electric oven, separate built-in microwave, four-ring halogen hob, extractor hood, integrated freezer and separate fridge. LED downlights and a large motorised Velux window with fitted blind.

## Bedroom

Built-in wardrobe with folding mirror doors, electric convector heater, TV aerial point and large motorised Velux window with fitted blackout blind.

## Shower Room

Refurbished showroom consisting of a large Aqua board walk-in shower enclosure with chrome main shower, wash basin with vanity drawers, mirror and light and a dual flush toilet. Full height tiling to the remaining walls, tiled floor, heated towel rail, LED ceiling light, extractor and electric fan heater.

## Outside

The building stands within well-maintained communal gardens to the rear with various lawns, seating areas and residential parking, with on-site parking spaces available by arrangement with the building management.

## Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years From: January 2009

GROUND RENT: £ - to be reviewed on: .....

SERVICE CHARGE: £ - to be reviewed on: .....

COUNCIL TAX: Gedling - 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: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: n/a

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: n/a

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: lift access from communal lobby

OTHER INFORMATION:

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

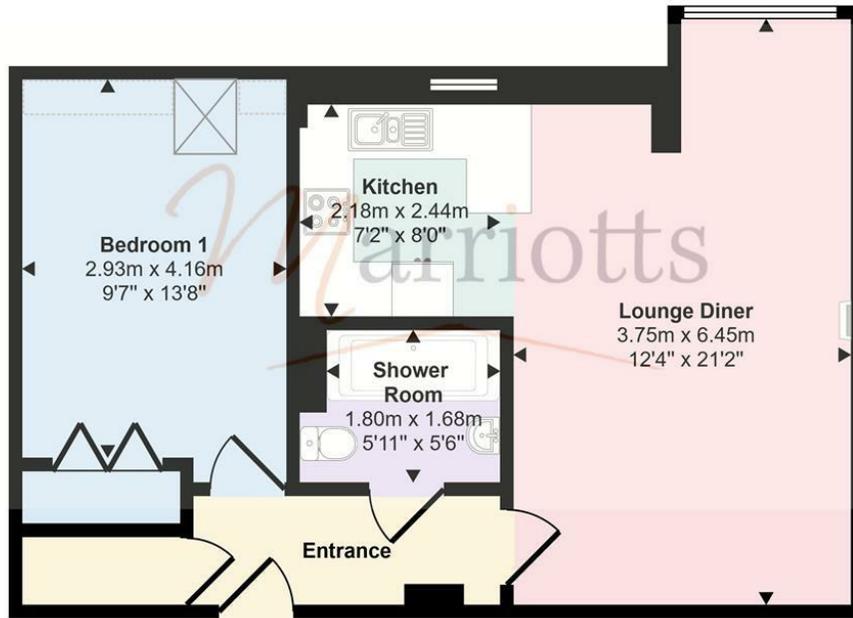
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

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.





Approx Gross Internal Area  
54 sq m / 586 sq ft



Floorplan

 Denotes head height below 1.5m

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>	<b>78</b>	<b>80</b>
(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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