

696 Woodborough Road, NG3 5GJ

Asking Price £105,000

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Marriotts



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- Brand new apartment
- First Floor
- Living kitchen
- Exclusive development
- One bedroom
- Residents roof top garden

GREAT FTB/INVESTMENT OPPORTUNITY!! A first floor apartment forming part of a recently built boutique style development on Woodborough Road, just minutes from Nottingham city centre, with Mapperley's thriving shopping area also close by, with numerous cafe's, restaurants, bars and independent retailers! The property is currently let and could therefore be bought with the tenant in-situ.





Asking Price £105,000



Overview

The development is made up of 23 contemporary one and two bedroom apartments spread over 4 floors, with features that include a resident's roof top terrace, high quality fittings, internal doors and solid quartz kitchen worktops and a fully tiled, marble finish bathroom with a mains shower over the bath. The property itself is at the rear of the building on the first floor and can be reached either from the communal front entrance, or the under-ground car park which is at the rear of the building, via the stairs or the residents lift.

Entrance Hall

With entrance door from the communal hallway/lobby, security entry phone, electric convector heater, ceiling downlights and wood-style laminate flooring continuing through to the living kitchen.

Living Kitchen

The kitchen area has a range of units with Quartz worktops and drainer with an under-counter sink. Integrated electric oven, four-ring ceramic hob and brushed steel extractor canopy with contrasting white splashback. Multiple ceiling downlights, electric convector heater and UPVC double-glazed rear window.

Bedroom

With LED downlights, TV aerial point, electric convector heater and UPVC double-glazed rear window.

Bathroom

With contrasting marble finish wall and floor tiling, the suite consists of a bath with glass screen and chrome mains shower, dual flush toilet and washbasin with vanity base cupboards. Ladder towel rail and LED downlights.

Outside

The building stands within communal grounds.

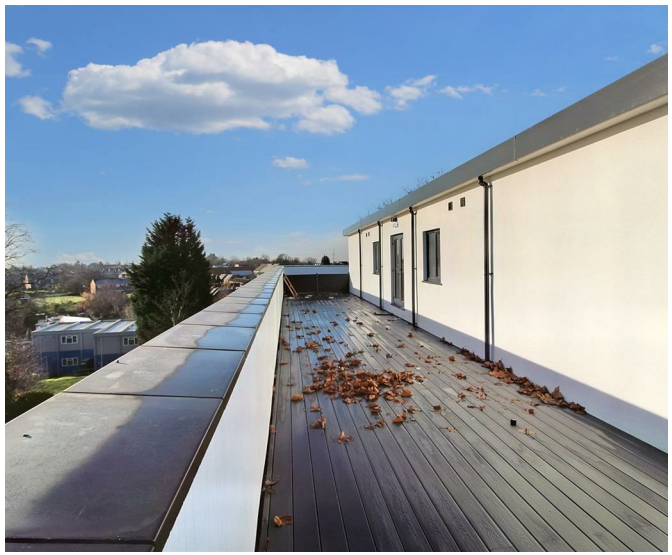
Useful Information

TENURE: Leasehold
LEASE DETAILS: 250 years from 2023
GROUND RENT: 0.1% of the purchase price
SERVICE CHARGE: £617.40

COUNCIL TAX: Nottingham - Band A
OTHER INFORMATION:

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.







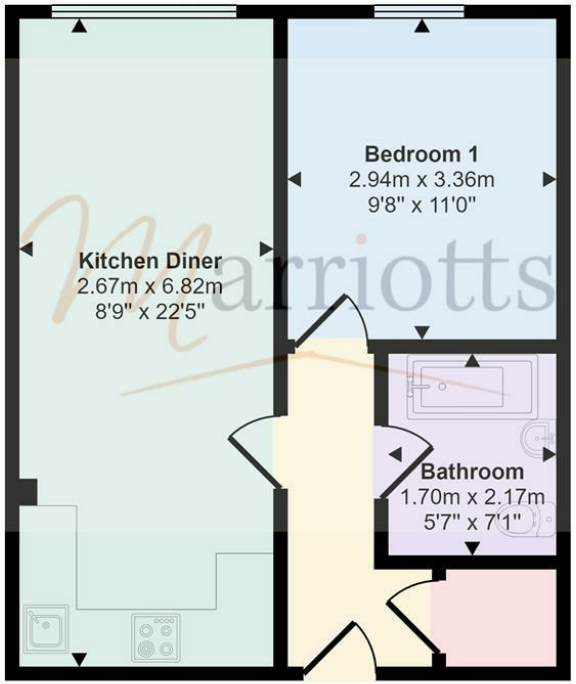






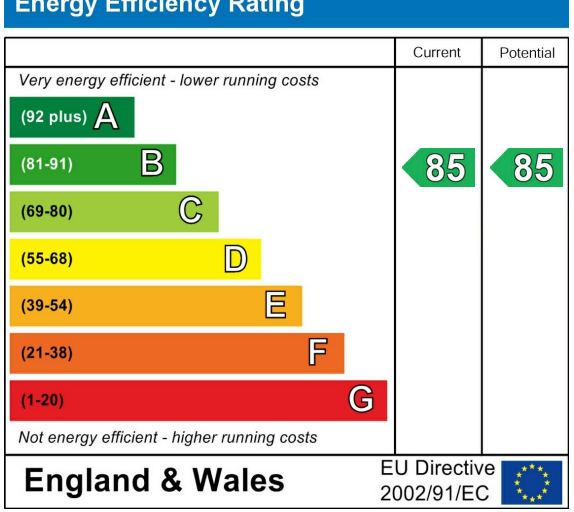


Approx Gross Internal Area
39 sq m / 419 sq ft



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.





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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