



31 Morley Street, Daybrook, NG5 6JL

£157,500





# 31 Morley Street Daybrook, NG5 6JL

- One bedroom
- Separate modern kitchen
- Gated parking and on site gym
- Large living area
- Refurbished bathroom
- Listed building

**GREAT FIRST TIME BUY!!** A stunning one bedroom first floor apartment forming part of the highly regarded Morley Mills development, with secure CCTV monitored remote gated parking with allocated parking, residents gym and communal lawned gardens. **VIEWING STRONGLY ADVISED!!**

**£157,500**



## Overview

As a period Grade II listed building, Morley Mills has lots of character both inside and out, including an attractive central cobbled courtyard, lawned gardens with bench seating and communal internal stairwells with original exposed brickwork. Close by is the popular Arnot Hill Park and Arnold town centre, and also perfectly situated for the A60 straight in to Nottingham city centre. City Hospital is also just a few minutes drive away. The apartment itself also has the same period features, including a high ceiling living room with a full height statement window overlooking the courtyard, wooden flooring and a full height feature glass block wall and double doors through to the bedroom. Both the kitchen and bathroom have been tastefully modernised, with the kitchen also having integrated oven & hob, dishwasher and fridge freezer. The bathroom benefitting from both a bath and separate shower cubicle. The property also has gas central heating with a combination gas boiler and also access to the basement residents gym, with ample equipment.



### Entrance Hall

With LED downlights, wooden flooring continuing through to the living area, store/cloaks cupboard and doors to the bathroom and bedroom.

### Living Area

With a high ceiling and LED track lighting, plus additional lower level LED pelmet downlights, partially exposed brick wall, radiator and large double-glazed window with fitted blind overlooking the inner courtyard. The dining area has a built-in shelved cupboard with plumbing for the washing machine and a separate cupboard which houses the Glowworm combination gas boiler.

### Kitchen

With tiled floor and ceiling downlights, there's a range of wall and base units with solid wooden worktops and a large Belfast-style sink with stone-tiled splashbacks and concealed worksurface lighting. Integrated brushed steel electric oven and four-ring gas hob with filter hood, integrated dishwasher and fridge freezer.

### Bedroom

With feature glass block wall and exposed original brick wall with double doors leading through to the living area.

### Bathroom

Being fully refurbished, the suite consists of a bath with a central mixer tap and a tiled surround with a recessed shelf. Dual flush toilet and washbasin with vanity base cupboards and separate marble effect shower boarded cubicle with chrome mains shower. Chrome ladder towel rail, ceiling downlights and extractor can.

### Outside

The building stands within communal and maintained grounds and lawns, remote electric gated access from Morley Street leads onto the communal car park where there is allocated parking.

In the basement of the building there is also a resident's gym with security coded access.

### Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years from 1 January 2000

GROUND RENT: £140.00 pa (TBC) - to be reviewed on: .....







SERVICE CHARGE: £1515.48 pa (TBC) - to be reviewed on: .....

COUNCIL TAX: Gedling Borough - Band B

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen cupboard

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: yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

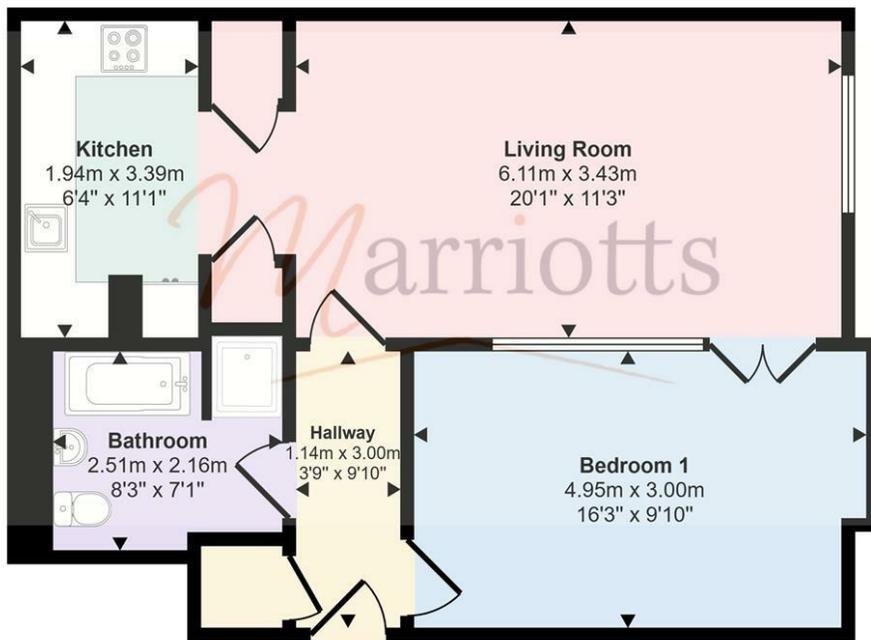
ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: stair access from ground floor lobby





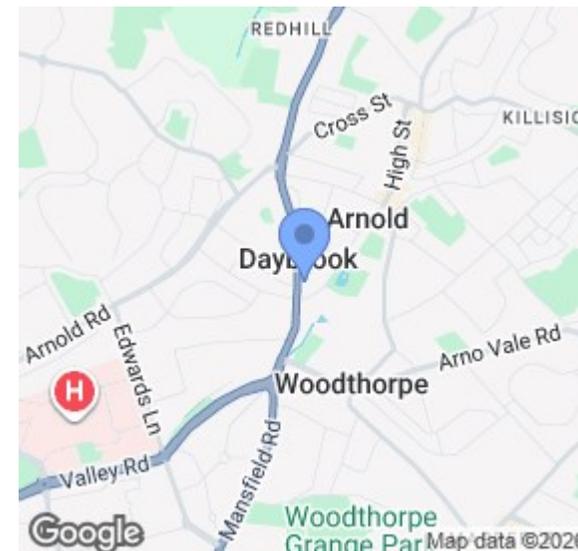
Approx Gross Internal Area  
58 sq m / 626 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(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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