



31 Manor Green Walk, Carlton, NG4 3BW
£185,000



Marriotts



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- NO CHAIN
- Bathroom, lounge and rear patio
- Close to local amenities and public transport
- Mid Terraced bungalow with 2 bedrooms
- Gas central heating and double glazing
- Independent living for the over 60's.

NO CHAIN! 2 bedroom mid terraced bungalow on the popular Manor Green Walk development, designed for independent living for the over 60's. The development is directly off Burton Road with Jubilee Park Medical Centre directly across the road and with easy access to Local shops, amenities and Tesco Supermarket! The property has entrance hall, large lounge with patio doors to the garden, fitted kitchen and bathroom, and 2 bedrooms.

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Overview

Located in the popular Manor Green Walk development in Carlton, Nottingham, this charming two-bedroom mid-terraced bungalow is an ideal choice for those seeking a comfortable and independent lifestyle, in a development designed for individuals over the age of 60. The property is offered with no chain, ensuring a smooth transition for prospective buyers. The Development also has established communal gardens, parking for residents/visitors and an on-site manager and day centre hosting various events for the residents.

Upon entering, you are welcomed by an entrance hall that leads to a generous lounge, complete with patio doors that open out to a delightful garden. There is a fitted kitchen, bathroom with 3-piece suite and two bedrooms.

The Jubilee Park Medical Centre is situated directly across the road, ensuring easy access to healthcare services. Additionally, local shops and amenities, including a Tesco Supermarket, are just a short distance away.

Entrance

Communal walk way leads to the private path and composite front door. The entrance hall is carpeted with wall mounted RCD board, emergency assistance pull cord and panel, loft access, full height storage cupboard.



Lounge

The lounge is carpeted with radiator, wall mounted heating controls, UPVC patio doors into the garden and door leading into the kitchen

Kitchen

Fitted with wall and floor cabinets, worktop, tiled splashback, duel bowl sink and mixer tap, fitted electric oven & gas hob, space for fridge, freezer and washing machine, extractor fan, UPVC window to the rear and vinyl flooring. There is also a full height cupboard which houses the central heating boiler and offers additional storage.

Bathroom

The bathroom has fully tiled walls and vinyl floor tiles, with bath and electric shower over, wash hand basin and toilet. There is a radiator and extractor fan.

Bedroom 1

With carpet, radiator, UPVC window to the front and fitted wardrobes

Bedroom 2

With carpet, radiator and UPVC window to the front

Outside

There are communal and maintained gardens to the front. To the rear is paved patio with outside tap.

Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from 1993 Length of lease remaining: 93 years

GROUND RENT: £ -

SERVICE CHARGE: £278 per month

COUNCIL TAX: Gedling - Band B

PROPERTY CONSTRUCTION: Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Communal foot path and gardens

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

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:

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: Level access

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
48 sq m / 513 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
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).