



17 Beckett Court, Gedling, NG4 4GS

£125,000



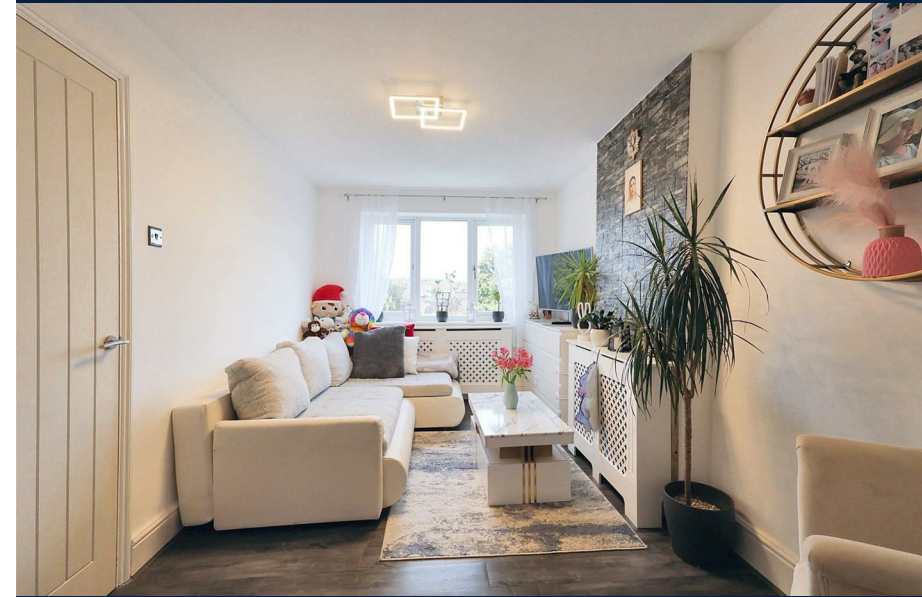


# 17 Beckett Court Gedling, NG4 4GS

- Second floor maisonette
- Two double bedrooms
- Full length integral garage
- Shared balcony
- Lounge & spacious breakfast kitchen
- Modern shower room

Second-floor maisonette, Shared Balcony, Two double bedrooms, Lounge & spacious breakfast kitchen, Integral garage, Modern shower room

£125,000



## Entrance Hall

UPVC double glazed side entrance door, concealed radiator, loft access and grey laminate wood-effect flooring wood effect continuing through to the second bedroom, shower room and living room.

## Living Room

Wall-mounted gas fire, concealed radiator, UPVC double-glazed front window and opening through to the breakfast kitchen.

## Breakfast Kitchen

A range of wall and base units with shaker-style doors, polished granite effect worktops, upstands and a breakfast bar with a peninsula unit and power points with USB. Integrated brushed steel gas oven, matching four-ring gas hob with a brushed steel extracted canopy and glass splashback. Integrated fridge freezer, plumbing for a washing machine, inset one and a half bowl stainless steel sink unit and drainer, radiator and UPVC double-glazed rear window.



### Bedroom 1

Also with grey wood effect flooring, UPVC double-glazed rear window and radiator.

### Bedroom 2

UPVC double-glazed front window and radiator.

### Shower Room

Consisting of a large shower boarded cubicle with multi-jet shower and second mixer, toilet and wash basin with half mosaic tiling to the walls. Chrome ladder tail rail, extractor fan, airing cupboard and UPVC double-glazed side window.

### Outside

To the front, an up-and-over door leads into the full-length tandem garage with light, power and RD board. To the rear is a garden, which is predominantly artificial grass with a full-width paved patio and raised gravel planter. From here, a staircase leads up to an artificial grassed balcony, which is shared with the neighbouring property.

### Material Information

TENURE: Leasehold

LEASE DETAILS: 999 initial lease with 951 years remaining

GROUND RENT: £25 - to be reviewed on: .....

SERVICE CHARGE: £0.00 - to be reviewed on: .....

COUNCIL TAX: Nottinghamshire - Band A

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: yes - neighbor's garden access

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

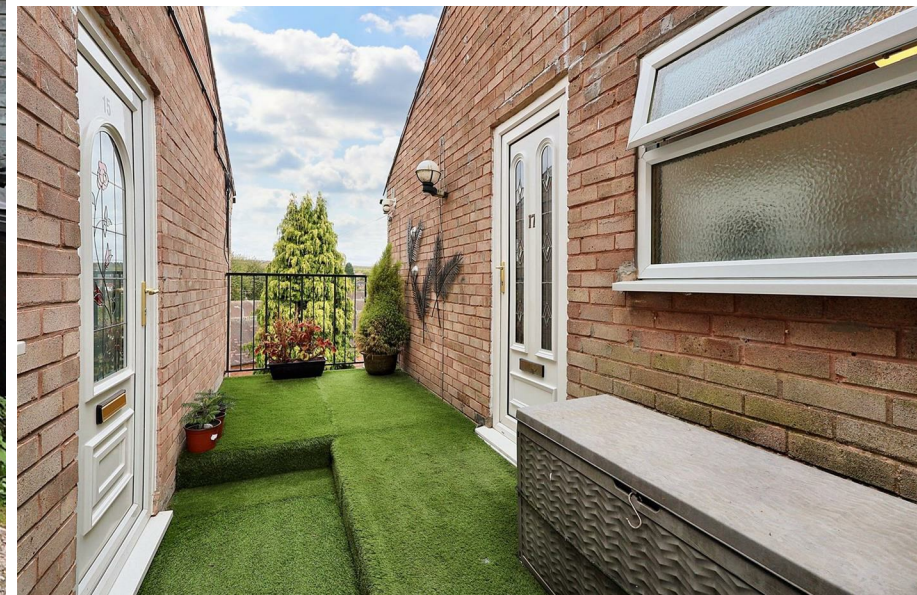
MAINS WATER PROVIDER: Severn Trent







**MAINS SEWERAGE PROVIDER:** Severn Trent  
**WATER METER:** no  
**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





Approx Gross Internal Area  
64 sq m / 690 sq ft



**Floorplan**  
Approx 45 sq m / 485 sq ft



**Garage**  
Approx 19 sq m / 205 sq ft

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>		
(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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