



3 Westmoore Close, Mapperley, NG3 6ED

£99,950





# 3 Westmoore Close Mapperley, NG3 6ED

- Ground floor flat
- Kitchen & lounge diner
- Walking distance to Mapperley Top
- One double bedroom
- Bathroom with electric shower
- NO UPWARD CHAIN

A well-presented one-bedroom ground floor flat about half a mile from Mapperley's main shopping area, with kitchen, spacious lounge diner, large walk-in store room, UPVC double glazing and gas central heating with combination boiler. For sale with NO UPWARD CHAIN!!

£99,950



## Entrance Hall

With entrance door from the communal lobby, security entry phone, cloaks cupboard with modern RCD board, separate shelved cupboard and separate large walk-in store room with radiator and also housing the combination gas boiler.

## Lounge Diner

With wood style laminate flooring, radiator, two UPVC double glazed front windows and media box.

## Kitchen

A range of wall and base units with granite effect worktops and inset stainless steel sink unit and drainer with electric cooker point and filter hood. Plumbing for washing machine, space for an upright fridge freezer, radiator, laminate flooring and UPVC double glazed front window.

## Bedroom

UPVC double-glazed rear window and radiator.



## Bathroom

Consisting of an enamelled bath with full height tiling, electric shower, separate mixer and matching tiled panel. Half tiling to the remaining walls, tiled floor, push button toilet, pedestal wash basin, radiator, extractor fan and UPVC double-glazed rear window.

## Outside

The building stands within communal and maintained grounds and to the rear is a bench seating area and enclosed communal drying area.

## Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years with 94 years remaining

GROUND RENT: £10.00 Per Year - to be reviewed on: 1st April

SERVICE CHARGE: £41.54 Per Month - to be reviewed on: 1st April

COUNCIL TAX: GBC

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Yes - communal hallway

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: n/k

FLOOD RISK: low

ASBESTOS PRESENT:

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: store 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: n/k

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:







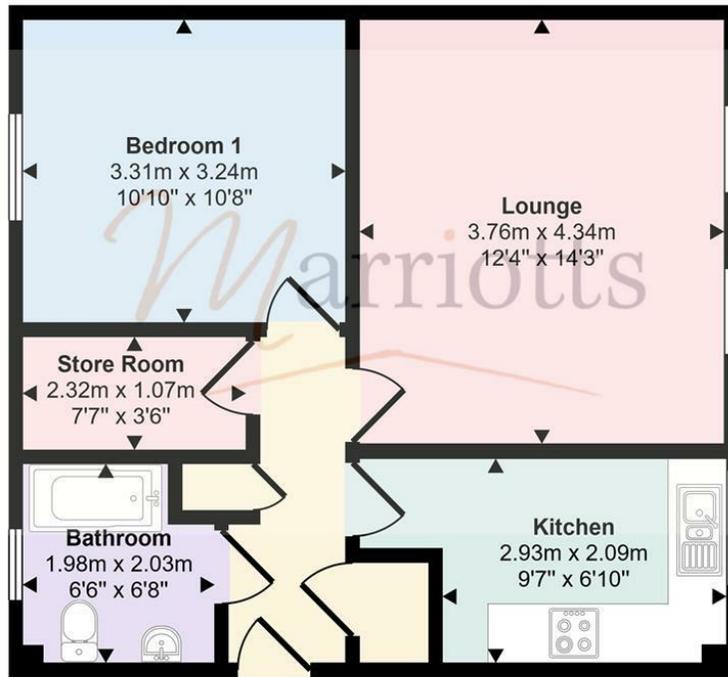
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

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 / 515 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>	<b>73</b>	<b>75</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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