



9 Senso Court Stoke Lane, Gedling, NG4 2AX

£160,000





# 9 Senso Court Stoke Lane Gedling, NG4 2AX

- First floor apartment
- Two double bedrooms
- Living room & separate kitchen
- Remote gated parking
- Shower room and en-suite
- NO UPWARD CHAIN

**GREAT FIRST TIME BUY!!** A first-floor apartment in a popular modern gated development just off Stoke Lane, close to Carlton-le-Willows Academy, open countryside and just a short drive to local retail parks. The apartment also has lift access, two double bedrooms, master en-suite, living room and kitchen separated by a feature glass block wall and with integrated oven & hob, washing machine and fridge freezer. For sale with NO UPWARD CHAIN!

£160,000



## Hallway

With door from the communal landing, electric storage heater, built-in storage/cloaks cupboard, security entry phone and laminate flooring.

## Living Room

With ceiling downlights, media plate, two UPVC double-glazed front windows and an opening with feature glass block wall leads through to the kitchen.

## Kitchen

A range of wall and base units with granite effect worktops and tiled splashbacks, inset one and a half bowl stainless steel sink unit and drainer and concealed worktop downlighting. Integrated brushed steel trim electric oven, four-ring halogen hob, brushed steel splashback and extracted canopy. Integrated washing machine and fridge freezer.



### Bedroom 1

Built-in four-door wardrobe, fitted matching chest of drawers/dressing table, with matching free-standing bedside drawers and cabinets. UPVC double glazed front window and electric convector heater.

### En-suite

With wood-effect floor covering, the suite consists of a mosaic tiled cubicle with electric shower, half matching tiling to the remaining walls, dual toilet and pedestal wash basin. Chrome ladder towel rail, electric shaving point and extractor fan.

### Bedroom 2

Electric convector heater, built-in four-door wardrobe and UPVC double-glazed front window.

### Shower Room

With a large fully tiled enclosure with electric shower, dual flush toilet and wash basin with the vanity base cupboards. Half-tiling to the remaining walls, electric convector heater and extractor fan.

### Outside

Remote gated access leads into the resident car park, which has an allocated space, several visitor spaces, integral bin store and communal grounds and gardens with an enclosed patio seating area.

### Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 200 years From: 1st January 2006

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

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

COUNCIL TAX: Gedling & Nottinghamshire

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no





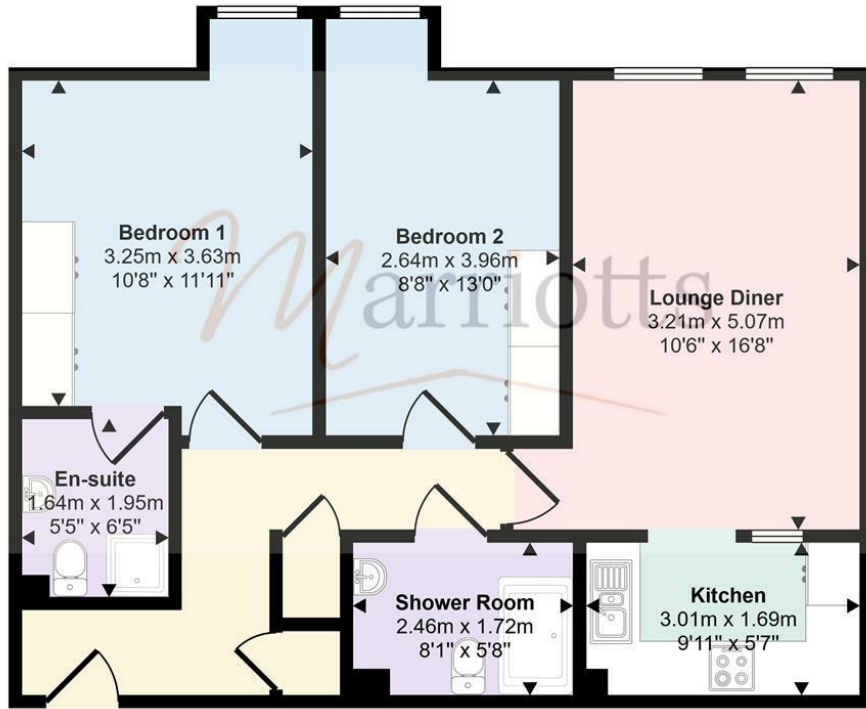


LOCATION OF BOILER: n/a  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: NO GAS CONNECTED TO THE PROPERTY  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom - 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: lift access from ground floor communal lobby





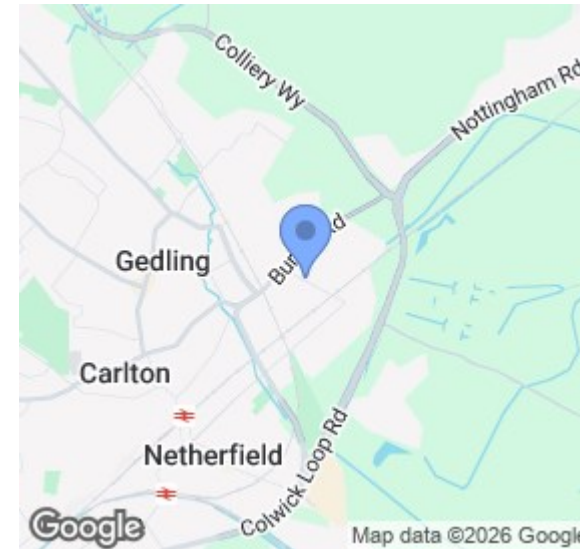
Approx Gross Internal Area  
66 sq m / 710 sq ft



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>79</b>	<b>81</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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