



6 Priory Court Friday Lane, Gedling, NG4 3LJ

£130,000

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# 6 Priory Court Friday Lane Gedling, NG4 3LJ

- Sold with No upward chain and recently refurbished
- Modern kitchen with integrated appliances and a compempry bathroom suite
- Electric hearing, double glazing and allocated parking space
- Ground floor 2 bedroom maisonette
- Spacious lounge French doors to the communal gardens
- Offering easy access to local amenities, parks and bus routes to the city centre

**NO UPWARD CHAIN** - This is a delightful opportunity to acquire a beautifully refurbished ground floor maisonette, perfect for those seeking a tranquil lifestyle without sacrificing convenience.

This property features two well-proportioned bedrooms and upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge; where natural light floods in through French doors, providing a seamless connection to the communal gardens. The modern kitchen is equipped with integrated appliances and the contemporary bathroom suite has a shower over the bath. The neutral decor throughout the property allows for personal touches, making it easy to create a home that reflects your style.

In addition to its appealing interior, this property comes with the added benefit of an allocated parking space. With local amenities just a stone's throw away, you will find everything you need within easy reach, from shops to parks, and regular bus services to Nottingham city centre and the surrounding area.



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## Entrance Hallway

From the communal entrance way, the UPVC front doors leads into the hall which has grey wood effect vinyl and fitted door mat, electric wall heater, coat cupboard housing the RCD board.

## Lounge

With carpet, large storage cupboard, electric wall heater and UPVC French doors to the communal garden.

## Kitchen

Fitted with a range of modern white gloss wall and base cabinets, worktop and metro tile splash back, stainless steel sink/drainer & mixer tap, integrated appliances which include electric oven, ceramic hob, integrated washing machine, and fridge freezer. Having grey wood effect vinyl, electric heater and UPVC double glazed window.

### Bedroom 1

UPVC double glazed window, electric wall heater, carpet, cupboard housing the water tank and feature wall panelling.

### Bedroom 2

UPVC double glazed window, carpet, electric wall heater and built in double wardrobe.

### Bathroom

The bathroom is fitted with a modern white suite comprising of bath with mixer taps, electric shower over and glass shower screen, vanity wash hand basin is mixer tap and storage under, back to wall toilet with flush plate. The room is half tiled, has grey wood effect vinyl, UPVC window, extractor fan and heated towel rail.

### Outside

One allocated parking space and communal gardens.

### Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years From: 01/01/1992

GROUND RENT: £49 per annum

SERVICE CHARGE: £1,000 per annum.

COUNCIL TAX: Gedling borough council - Band A

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

Communal pathways

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: Not known

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Electric heating

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: E-on

MAINS ELECTRICITY PROVIDER: E-on

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: Ground floor flat  
with level access

#### OTHER INFORMATION:

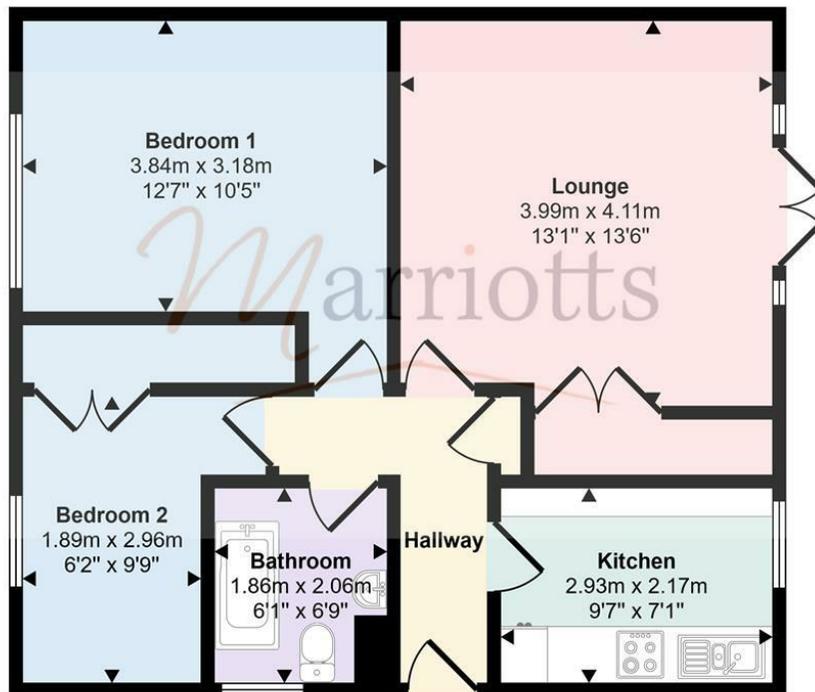
Please note some photographs in this advert have been enhanced with virtual furniture for demonstration purposes.

\*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  
57 sq m / 614 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>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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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