



11 Mount Pleasant, Carlton, NG4 1EZ
£120,000



Marriotts



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- First floor flat
- Lounge with gas fire
- Rear garden
- Two double bedrooms
- Garage in a block
- NO UPWARD CHAIN

A two bedroomed first floor flat for sale with a share of the freehold and in a great location, close to Carlton Square and local Tesco supermarket. NO UPWARD CHAIN

£120,000



Entrance Hall

With door from the communal landing, loft access, cloaks cupboard and doors to both bedrooms, shower room and living room.

Living Room

Cornish fireplace and hearth with gas fire and decorative wooden surround. Radiator, UPVC double glazed front window and door through to the kitchen.

Kitchen

Several wall and base units with worktops and inset stainless steel sink unit and drainer with gas cooker point, plumbing for washing machine and UPVC double glazed rear window.

Bedroom 1

Built-in double wardrobe, separate built-in double shelved cupboard, UPVC double glazed front window and radiator.



Bedroom 2

Built-in double-shelved cupboard, UPVC double-glazed rear window and radiator.

Shower Room

With full height tiling to two walls, the suite consists of a sower cubicle with chrome mains shower, dual flush toilet and washbasin with vanity base cupboards. Radiator, electric fan heater and UPVC double-glazed rear window.

Outside

To the front, there is a communal courtyard providing access to the garages with a single garage in a block belonging to the flat. Private residents' access leads out to the rear where there is a good-sized lawned garden.

Material Information

TENURE: Leasehold

LEASE DETAILS: 999 From June 1971 remaining 945 years

** We understand from the vendor that each flat owner owns a share of the freehold. Three trustees who have a vested interest in the flats manage the ground rent and service charges **

GROUND RENT: £10.00pa - to be reviewed on:

SERVICE CHARGE: £ 40pa - to be reviewed on:

COUNCIL TAX: Gedling Borough - Band A

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: yes - communal lobby

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

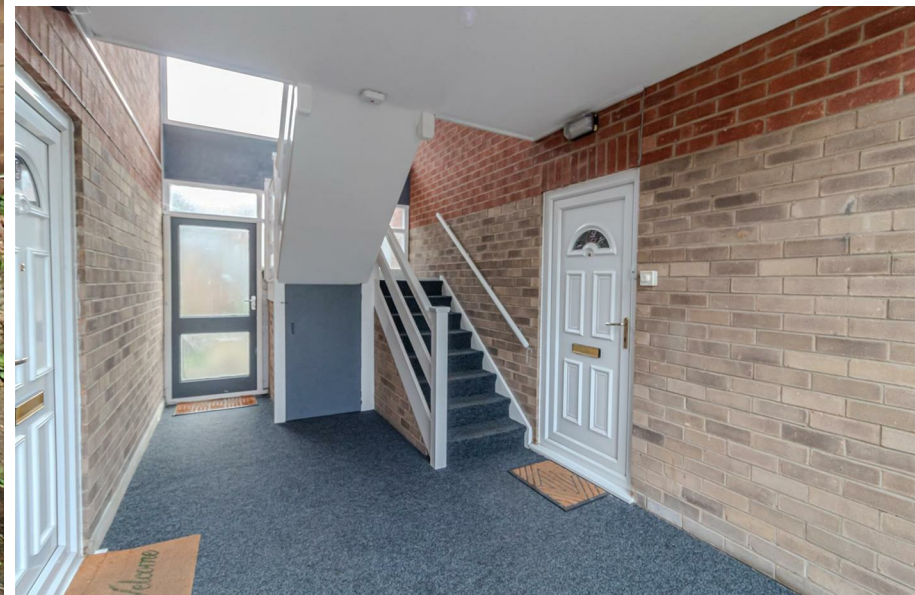
WATER METER: no







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: stairs from
ground floor lobby





Approx Gross Internal Area
57 sq m / 616 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	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.
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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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

