

18 Manor Green Walk, Carlton, NG4 3BW

£170,000

2 1 1

Marriotts



18 Manor Green Walk
Carlton, NG4 3BW

- No Upward Chain
- Exclusively for residents aged 60 and over.
- Bathroom with three-piece suite
- Two-bedroom retirement bungalow, in the popular Manor Green Walk development
- Lounge with patio doors to the garden and fitted kitchen with some integrated appliances
- Close to shops, supermarket and local amenities and regular public transport links

Offered to the market with NO UPWARD CHAIN, this charming two-bedroom bungalow is situated within the popular Manor Green Walk development in Carlton, designed specifically for independent living for those aged 60 and over. The development provides a welcoming community environment with established communal gardens, resident and visitor parking, an on-site manager and a day centre, which hosts a variety of activities and events for residents.

Internally, the property offers comfortable and well-proportioned accommodation. The entrance hall leads into a generous lounge, with patio doors opening onto the garden and the added benefit of an electric awning, creating a lovely space to enjoy during the warmer months. There is a fitted kitchen with a selection of integrated appliances, two bedrooms and a bathroom fitted with a three-piece suite.

The location is particularly convenient, with Jubilee Park Medical Centre directly opposite and a good selection of local shops and amenities, including Tesco supermarket, within easy reach. Regular bus services also provide convenient connections to Carlton, Nottingham and the surrounding areas.

An excellent opportunity for those looking to enjoy comfortable, independent retirement living within an established and friendly development





£170,000



Entrance

Communal walk way leads to the private path and composite front door. The entrance hall is carpeted, has the emergency assistance panel & pull cord. There is a full height storage cupboard which houses the RCD board.

Kitchen

The fitted kitchen has modern wall & floor cabinets, worktop and a stainless steel sink/drainer with worktop. There is an integrated electric hob with extractor hood over, integrated under counter fridge and separate freezer and integrated oven. There is also space for a washing machine, a radiator, UPVC window to the front, laminate floor and a sliding door opens into the lounge.

Lounge

Th lounge diner is carpeted and has two radiators, there is a UPVC window to the rear and UPVC patio doors to the garden.

Bathroom

The bathroom has a bath with tiled surround and electric shower, wash hand basin and toilet with dual flush. Radiator, vinyl floor and an extractor fan.

Bedroom 1

UPVC double glazed window to the side, carpet and radiator

Bedroom 2

UPVC double glazed window to the side, carpet and radiator

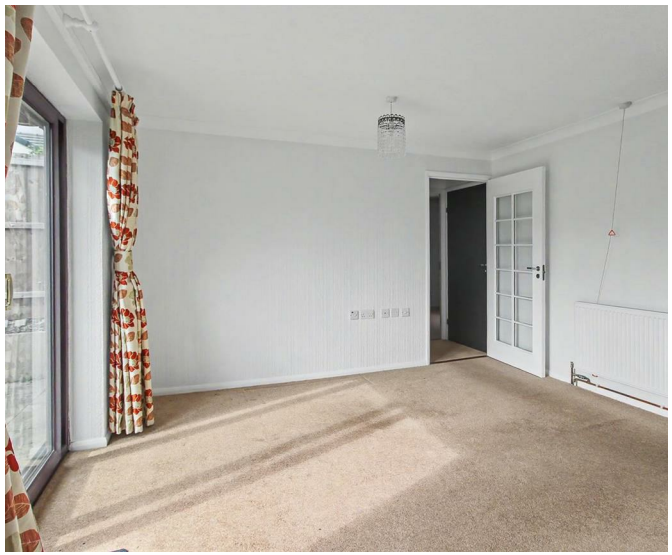
Outside

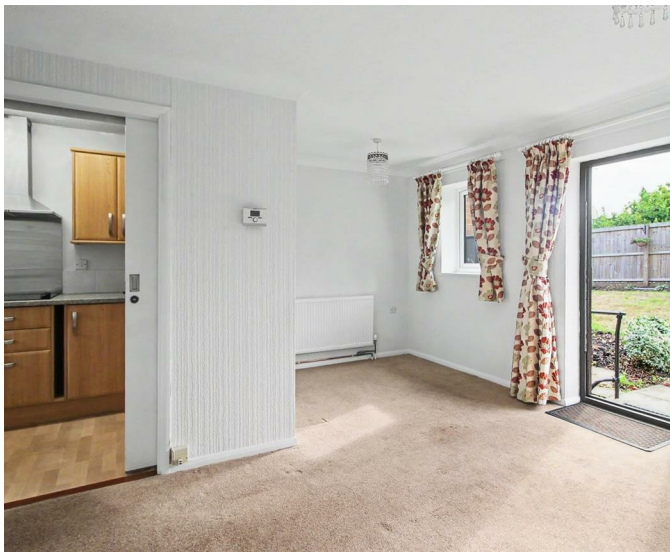
There are communal and maintained gardens to the front. To the rear is paved patio with an electric awning to the patio doors.

Material Information

TENURE: Leasehold
LEASE DETAILS: Length term: 125 From: 2000
GROUND RENT and SERVICE CHARGE: £304pcm - to be reviewed on: .....
COUNCIL TAX: Gedling - Band B
PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Cupboard off the entrance hall
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British gas
MAINS ELECTRICITY PROVIDER: British gas
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: Level access throughout

OTHER INFORMATION:

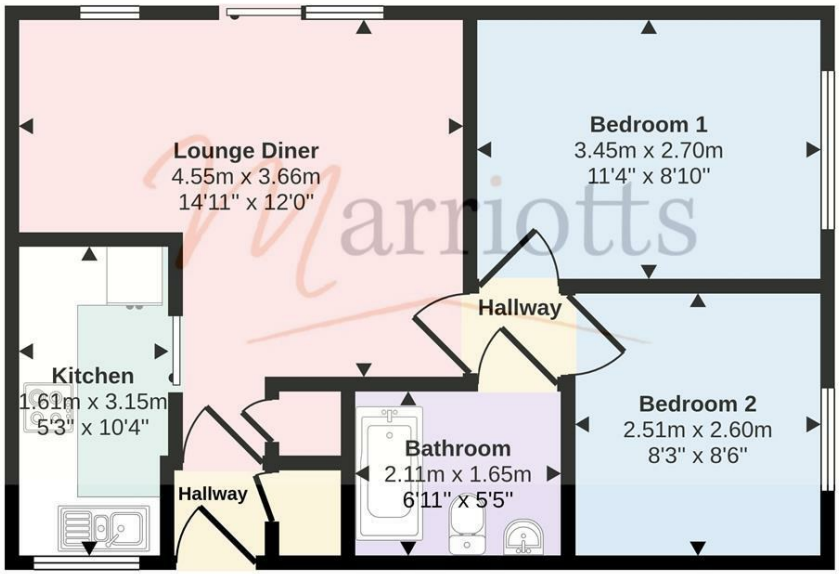
- To purchase a property in this development you must be over 60 years of age.

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.





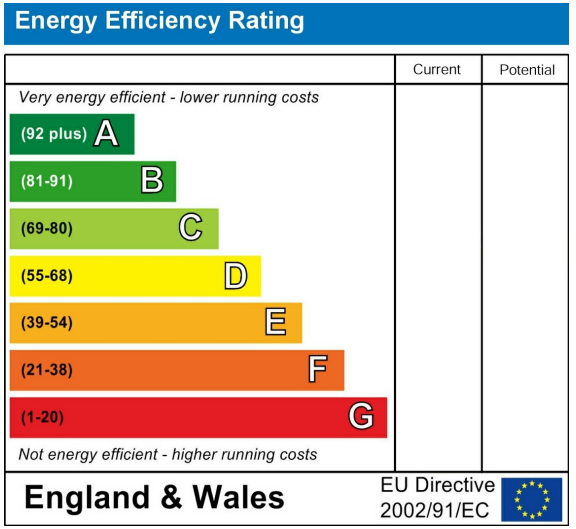
Approx Gross Internal Area
45 sq m / 483 sq ft



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.







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).

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

www.Marriotts.net

naea | propertymark PROTECTED
The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK