



24 Greenbanks Woodthorpe Drive, Woodthorpe, NG5 4GG

Price Guide £170,000



Marriotts



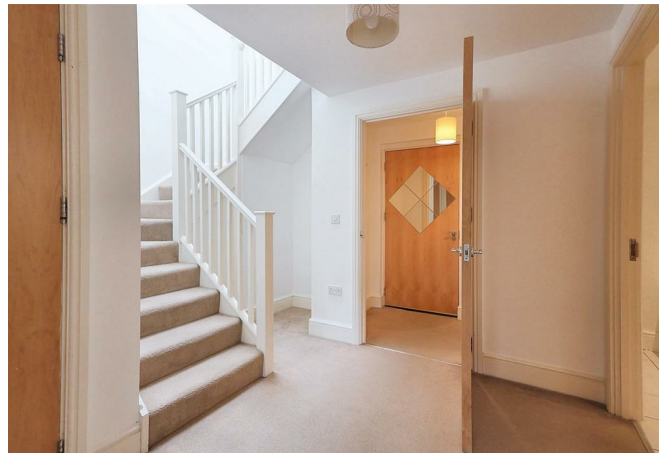




# 24 Greenbanks Woodthorpe Drive Woodthorpe, NG5 4GG

- Duplex Penthouse apartment
- Top floor open plan living kitchen
- Several integrated appliances
- Two double bedrooms & en-suite
- Allocated parking
- NO UPWARD CHAIN

**NO UPWARD CHAIN!** This spacious **DUPLEX PENTHOUSE** apartment has **TWO DOUBLE BEDROOMS**, **TWO BATHROOMS** and large top-floor open-plan living kitchen. Located in a desirable development in the leafy suburb of Woodthorpe.



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## Overview

Nestled in the charming area of Woodthorpe, this spacious duplex apartment on Woodthorpe Drive offers a delightful blend of modern living and natural beauty. Spanning an impressive 1,237 square feet, this property is part of a contemporary development, conveniently located directly across from the picturesque Woodthorpe Park.

Upon entering, you are greeted by a welcoming hallway featuring a dog-leg staircase leading to the top floor and a generous store cupboard, providing ample space for your belongings and also with plumbing for a washing machine. The heart of the home is undoubtedly the expansive top floor, where an open-plan living kitchen awaits. Bathed in natural light from the skylights, this area is perfect for both entertaining and everyday living. The kitchen has a large breakfast bar and is equipped with integrated oven, hob and fridge freezer.

The apartment boasts two well-proportioned double bedrooms, including a main bedroom that features an en-suite shower room and a Juliet balcony with double doors, allowing you to enjoy the fresh air. Additionally, there is a second bathroom, making this property ideal for families or those who enjoy having guests.

For your convenience, the apartment includes parking for one vehicle, ensuring that you have a secure space for your car. Built in 2004, this modern residence combines comfort and style, making it a perfect choice for anyone looking to settle in a vibrant community.

In summary, this duplex apartment on Woodthorpe Drive is a rare find, offering spacious living, modern amenities, and a prime location near beautiful green spaces. It is an excellent opportunity for those seeking a stylish home in Nottingham.



## Entrance Hall

With entrance lobby, security video entry phone, and secondary door to the main hall.

## Main Hall

A dog-leg staircase leads to the first floor, electric convector heater and doors to both bedrooms and the main bathroom. There is also a large built-in cupboard with light, power, RCD board and plumbing for a washing machine.

## Bedroom 1

Built-in wardrobes with sliding mirror doors, UPVC double glazed double doors with Juliet balcony, electric convector heater, TV aerial point and door to the en-suite.

## En-suite

Consisting of a corner tiled cubicle with a chrome mains shower, pedestal wash basin with matching tiled surround and a dual flush toilet. Vanity light with electric shaver point, LED downlights and an electric towel radiator.

## Bedroom 2

Also with a built-in wardrobe with sliding mirror doors, UPVC double glazed window, electric convertor heater and TV aerial point.

## Bathroom

Consisting of a bath with glass screen, full-height tiled surround and chrome mains shower, pedestal wash basin and dual flush toilet with matching tiled surround and tiled floor. LED downlights, extractor fan, vanity light with electric shaver point and electric towel radiator.

## Living Kitchen

The living area has multiple LED downlights, large UPVC double-glazed windows, wall-mounted pebble effect electric fire, two electric convector heaters and skylight above the stairwell. The kitchen area has a range of units with marble effect worktops, matching upstands, inset stainless steel sink unit and drainer and matching fitted breakfast bar with cupboards beneath. Appliances consist of integrated fridge freezer, brushed steel trim electric oven and ceramic halogen hob with extractor and brushed steel splashback. There's also plumbing for and space for a slimline dishwasher, LED downlights and a large skylight.

## Outside

The building stands within communal and maintained grounds, with allocated residents parking.

## Material Information

TENURE: Leasehold

LEASE DETAILS: Length of lease remaining 229 years

GROUND RENT: £150.00 - to be reviewed on: 1st April 2026

SERVICE CHARGE: £2036.00 - to be reviewed on: 1st April 2026

COUNCIL TAX: Gedling Borough Council - Band D

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:

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

#### 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.



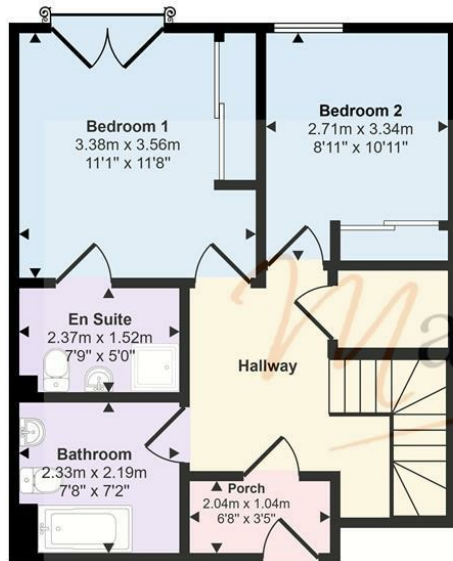




GREENBANKS  
49 Woodthorpe Drive



Approx Gross Internal Area  
96 sq m / 1029 sq ft



Ground Floor  
Approx 47 sq m / 502 sq ft



First Floor  
Approx 49 sq m / 527 sq ft

Denotes head height below 1.5m

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>		
(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		
	77	83
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.
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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