



2 Manor Green Walk, Carlton, NG4 3BW

Asking Price £119,000



Marriotts





# 2 Manor Green Walk Carlton, NG4 3BW

- First floor maisonette
- Modern kitchen with appliances
- BRAND NEW BOILER & RADIATORS FITTED
- Two bedrooms
- Modern shower room
- Development for the over 60's

REDUCED to cover your first year's service charge - worth £3,500! \*\* BRAND NEW BOILER & RADIATORS FITTED IN OCTOBER 2025\*\* A very well-maintained two-bedroom first-floor maisonette forming part of this popular development for the over 60's just off Burton Road. Jubilee Park Medical Centre is directly across the road and easy access to local shops, amenities and a Tesco supermarket close by!

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## Overview

Manor Green is designed for independent retirement living, specifically for the over 60's and consists terraced bungalows and either ground or first floor maisonettes. The development also has lovely established communal gardens, parking for residents/visitors, an on-site manager and a day centre hosting a variety of events for the residents. And each property is connected to the community alarm service, with pull cords located throughout each property.

Accommodation consists of a ground-floor entrance lobby leading to the main hall/landing with loft access. Modern fitted kitchen with integrated oven and hob, lounge diner with stone style fireplace and electric fire, two bedrooms and modern shower room. The property also has UPVC double glazing and gas central heating with a Worcester Bosch combination gas boiler.

## Entrance Lobby

With double glazed composite front entrance door and stairs to the first floor landing.

## Landing/Hallway

With radiator and loft access.





### Kitchen

A range of wall and base units with wood effect worktops, matching upstands and inset stainless steel sink unit and drainer. Separate large over-stair cupboard with matching doors, integrated brushed steel electric oven and four-ring ceramic hob with tiled splashback, plumbing for a washing machine, wall mounted Worcester Bosch combination gas boiler, space for an upright fridge freezer and UPVC double-glazed front window.

### Lounge Diner

Stone-style fireplace, surround and hearth with pebble effect electric fire. UPVC double-glazed front window, radiator and security entry phone.

### Bedroom 1

UPVC double glazed rear window and radiator.

### Bedroom 2

UPVC double glazed rear window and radiator

### Shower Room

Consisting of a large shower-boarded cubicle with chrome mains shower and fold-away seat. Concealed cistern dual flush toilet and wash basin with full-width vanity surround and cupboards. ladder-style towel rail, tile effect flooring and extractor fan.

### Outside

The building stands within communal and maintained grounds. As you enter Manor Green, there is a shared residents and visitors car park on the left and the on-site office is directly in front of you.

### Material Information

TENURE: Leasehold

LEASE DETAILS: 125 Years 20/04/2004 105 years remaining

SERVICE CHARGE: £229.47 pcm\*

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: none

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: none

FLOOD RISK: None

ASBESTOS PRESENT: None

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: Kitchen

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: 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:**

**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.

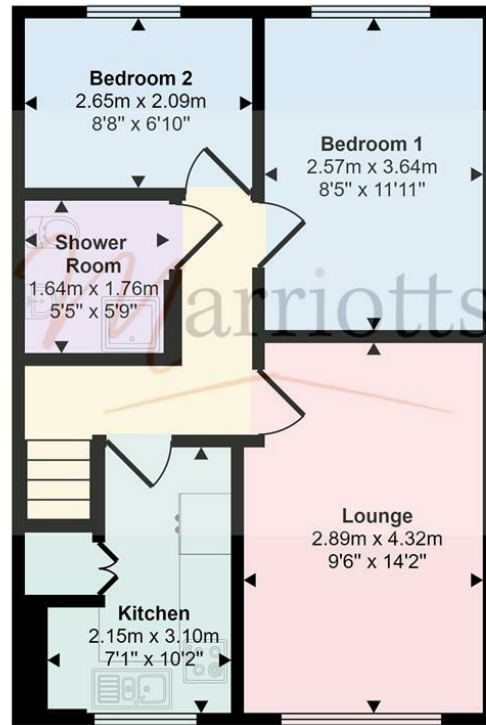








Approx Gross Internal Area  
44 sq m / 476 sq ft



First Floor

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>75</b>	<b>75</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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