

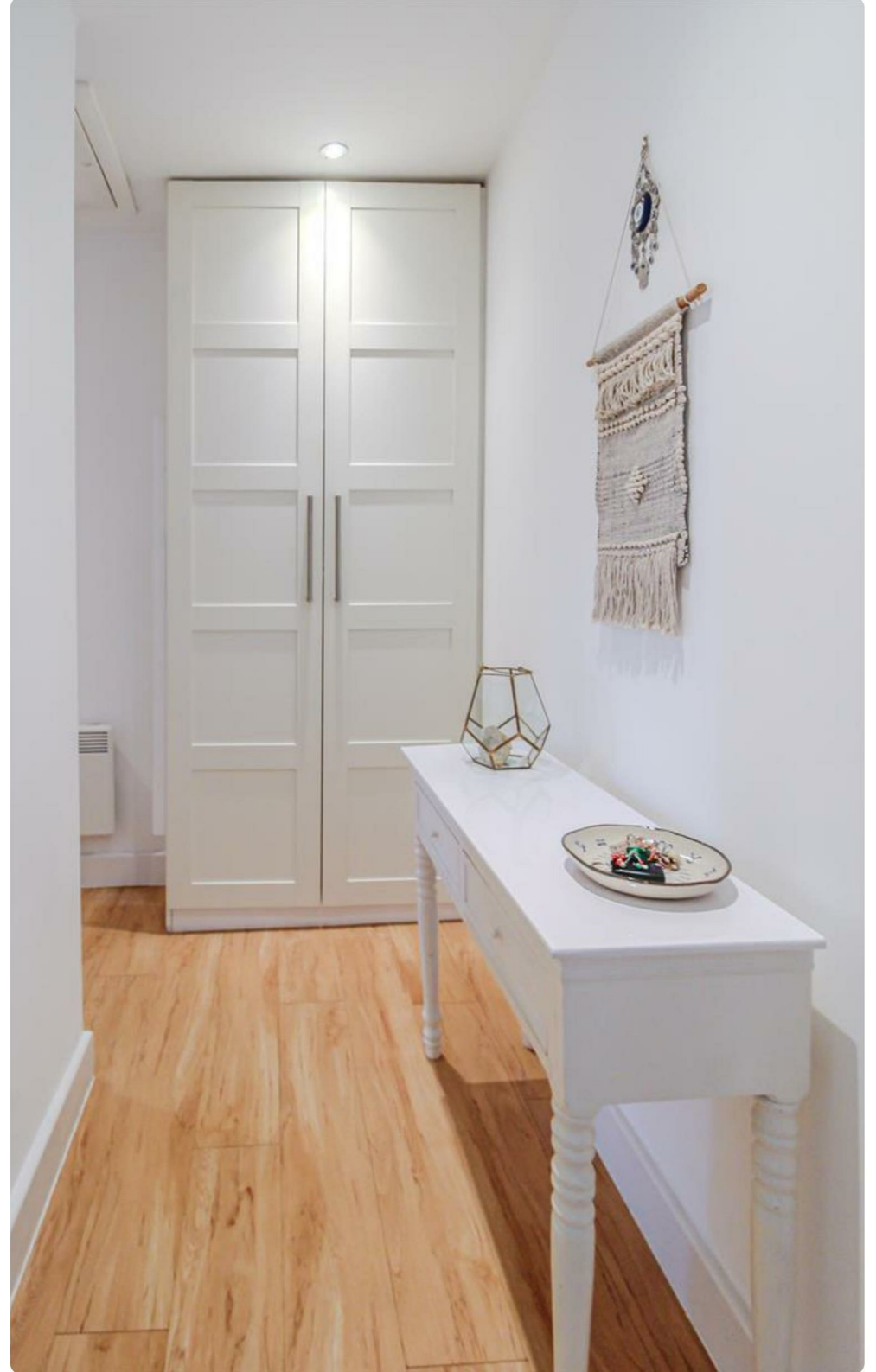


22 The Gables Plains Road, Mapperley, NG3 5LE  
Offers In The Region Of £170,000

 2  2  1  C

 Marriotts





# 22 The Gables Plains Road Mapperley, NG3 5LE

- 2 bedroom top floor apartment
- Open plan lounge/kitchen/diner, kitchen with integrated appliances
- Well presented and in a sought after complex
- En-suite to master bedroom and main bathroom
- One allocated parking space

Spacious and beautifully presented top floor apartment, situated in a popular complex and within walking distance of Mapperley shops. With two bedrooms, both with fitted wardrobes and master having en-suite shower room, Bathroom with 3-piece suite, open plan lounge and kitchen diner modern kitchen and integrated appliances. The property benefits from a controlled ventilation system, video entry intercom and one allocated parking space is also available with electric gated access.



**Offers In The Region Of £170,000**



## Overview

This spacious and beautifully presented top floor apartment offers a perfect blend of comfort and modern living. The property features two well-proportioned bedrooms, both equipped with fitted wardrobes, ensuring ample storage space. The master bedroom boasts the added luxury of an en-suite shower room.

The main bathroom is fitted with a contemporary three-piece suite, catering to all your bathing needs. The open plan lounge and kitchen diner create a welcoming atmosphere, and the modern kitchen is equipped with integrated appliances.

Situated within a popular complex, this apartment is conveniently located within walking distance of the local shops in Mapperley, offering easy access to everyday amenities. Additionally, the property benefits from one allocated parking space with electric gated access and video entry intercom, ensuring both security and convenience for residents.

This apartment is an excellent opportunity for those seeking a stylish and comfortable home in a vibrant area. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the chance to make this lovely apartment your new home.

## Entrance

The entrance hall has wood effect laminate flooring, wall mounted RCD unit, heating controls and video intercom, fitted storage cupboard and loft access.



## Bathroom

Fitted with a 3-piece suite comprising of bath with mixer tap, mains shower over and glass shower, back to wall toilet & duel flush plate, corner wash hand basin and mixer tap. The room has fully tiled walls, wood effect laminate flooring, a heated towel rail and inset mirrored display shelf. A fitted cupboard houses the water heating system.

## Bedroom 1

The master bedroom has fitted carpet, wall mounted electric heater, UPVC window to the front and a single fitted wardrobes with glass sliding doors. Door leads into the en-suite.

## En-suite

Fully tiled walls, wood effect laminate flooring, double shower cubicle with mains shower and glass door, back to wall toilet & duel flush plate, floating wash hand basin & mixer tap, heated towel rail, inset mirrored display shelf and UPVC window to the front.

## Bedroom 2

With fitted carpet, wall mounted electric heater, duel aspect UPVC windows to the front and side, double fitted wardrobes with glass sliding doors.

## Kitchen/ Lounge/ Diner

The living space enjoys high ceilings offering a sense of space and wood effect laminate flooring flows seamlessly from the hallway. With wall mounted electric heater, UPVC window to the front and ample space for lounge and dining.

The kitchen area is fitted with modern stylish units and worktop, with stainless steel sink, drainer and mixer tap. The integrated appliances consist of Neff induction hob, extractor hood, Neff oven, slimline dishwasher and fridge freezer. There is also space for the washing machine.

## Outside

Entrance to the apartment is through a gated communal car park, where one allocated space can be found. Two flights of stair through the communal areas lead you to the top floor access.

## Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from September 2008

GROUND RENT: £259.99 per annum - to be reviewed on: .....

SERVICE CHARGE: £115.00 per month - to be reviewed on: .....

COUNCIL TAX: Gedling - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

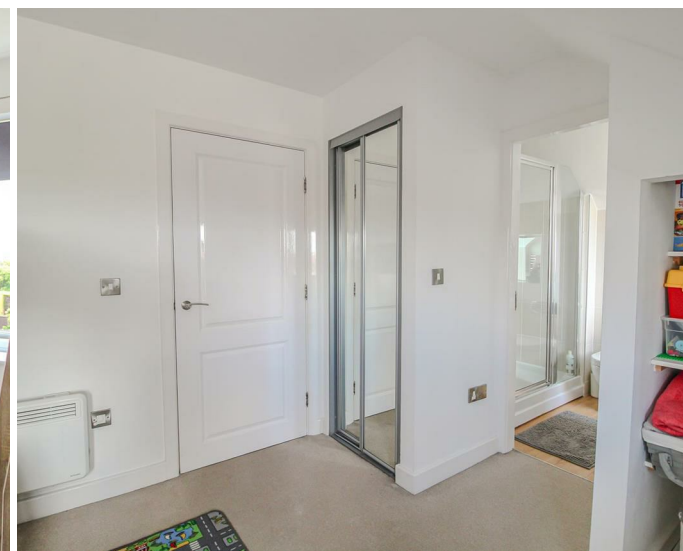
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: Not known

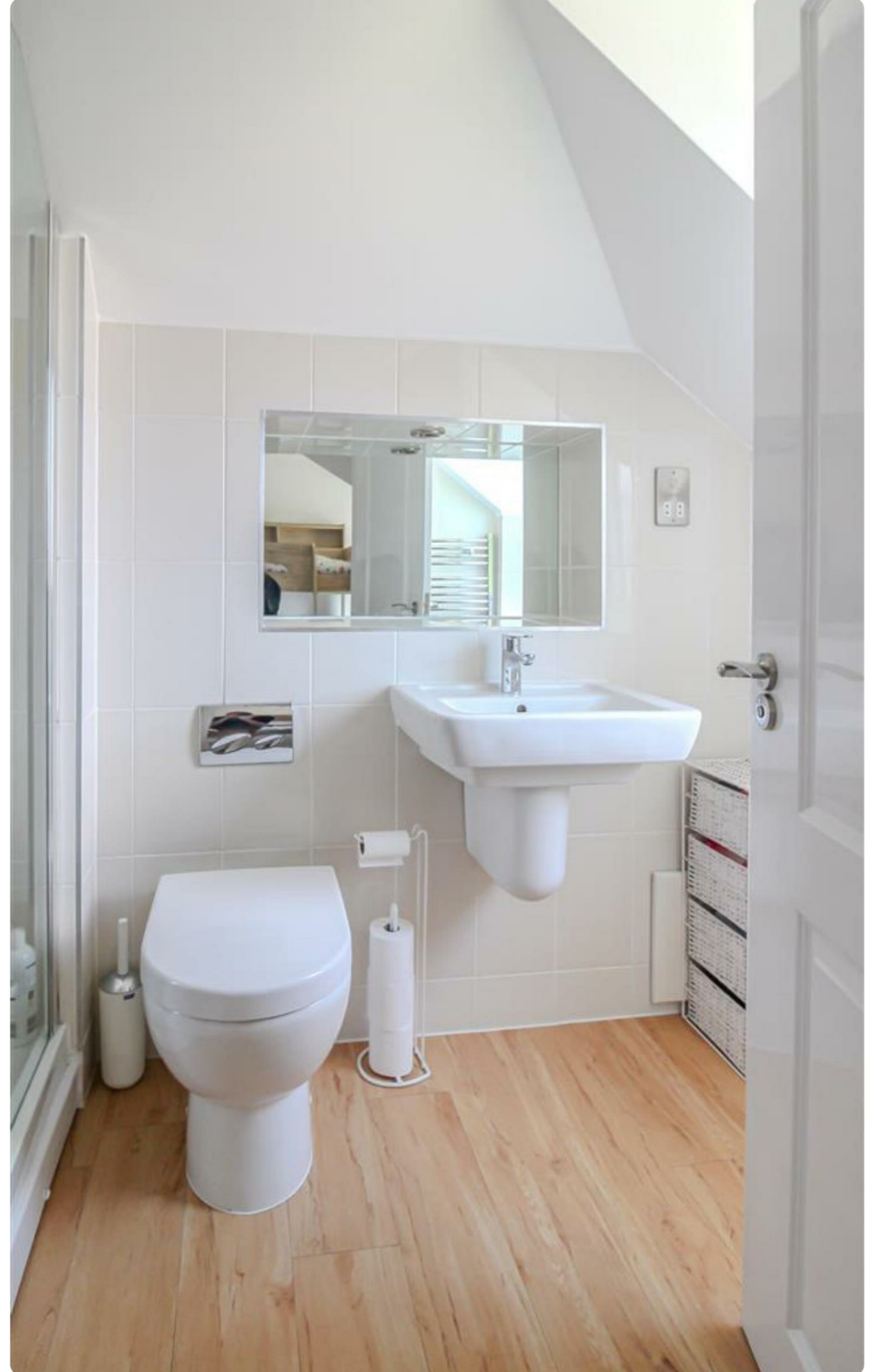
FLOOD RISK: Very low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS:

UTILITIES - No gas, electric, water and sewerage.









MAINS ELECTRICITY PROVIDER: OVO  
 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: This is a top floor apartment, accessed via two fights of stairs. Please note no lift is available.

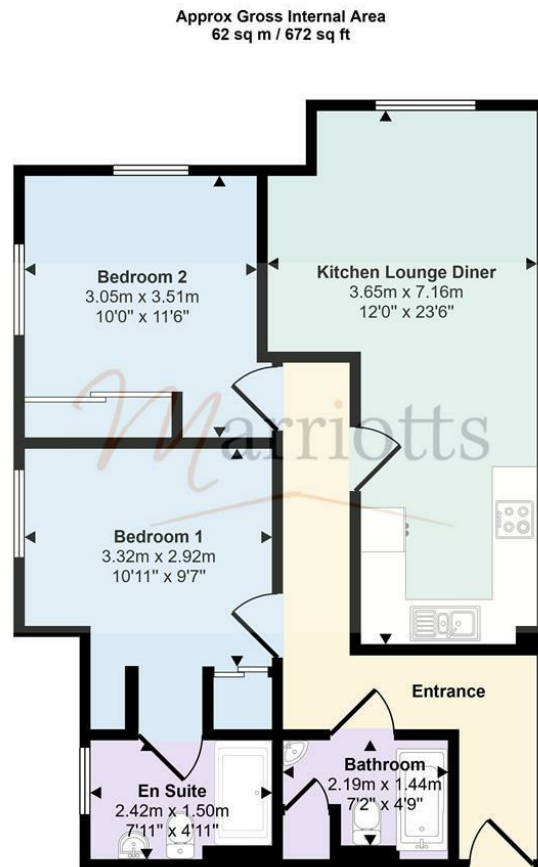
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

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.









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>76</b>	<b>78</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).

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

www.Marriotts.net

