



46 The Cedars, Nottingham, NG5 3FP
£135,000



Marriotts

NO UPWARD CHAIN!! Situated within this highly regarded and popular development is this well maintained first floor maisonette for the over 55's, with UPVC double glazing and central heating with combination boiler. The Cedars is in a great location directly off Mansfield Road, close to shops, main roads and the City Hospital. Ground floor entrance lobby, hall/landing, kitchen, lounge with large picture window overlooking the lovely communal gardens, along with two bedrooms, (bedroom 1 with ample built-in furniture) and a recently refurbished shower room. The building stands within communal and maintained gardens and also has residents parking.

Overview

The Cedars is a development located directly off Mansfield Road (A60) and set well back from the main road. An ideal setting with easy access to main road and transport links, with Woodthorpe Park directly across the road and nearby Sherwood which offers a good range of shops and amenities. The maisonette is for sale as a leasehold property with the management of the development being looked after by residents of The Cedars and with a minimum age of 55.

Ground Floor Lobby

With UPVC double glazed front door and staircase to the landing with secondary door to the hallway.

Hallway

Emergency pull cord, loft access, cloaks cupboard and separate airing/linen cupboard. Radiator and doors to all rooms.

Lounge

Marble fireplace and hearth with pebble electric fire and Adam style surround. Power and aerial point for a wall mounted TV, two ceiling light points, two radiators and large full-height UPVC double glazed picture window overlooking the communal gardens.





Kitchen

A range of wall and base units with doors in a medium Oak finish and marble effect worktops with stainless steel sink unit and drainer and tiled splashbacks. Gas cooker point, plumbing for washing machine, wall mounted Glow worm combination gas boiler and UPVC double glazed front window.

Bedroom 1

Fitted bedside drawers either side of the bed space, with overhead storage, matching built-in four door wardrobe and free-standing dressing table. UPVC double glazed window and radiator.

Bedroom 2

UPVC double glazed window and radiator.

Shower Room

A refurbished shower room with suite consisting of a large fully tiled cubicle with chrome mains shower, half tiling to two further walls with brushed steel border, pedestal wash basin and toilet. Slate coloured floor tiles, chrome ladder towel rail and UPVC double glazed window.

Outside

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

Tenure - Leasehold

OVER 55'S ONLY

Lease: 99 years from the start of every sale

Service charge:

****The lease information below 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.

Council Tax

Nottingham City Council - Band B

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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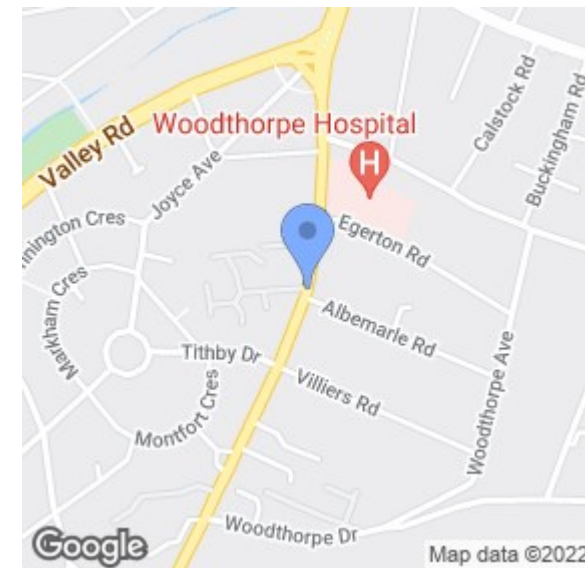


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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Please contact our Marriotts Office on 0115 953 6644 if you wish to arrange a viewing appointment for this property or require 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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