



4 Egerton Court Black Swan Close, Woodthorpe, NG5 3JG

£120,000



Marriotts



# 4 Egerton Court Black Swan Close Woodthorpe, NG5 3JG

- First floor apartment
- Bathroom with shower
- Full width rear lounge diner
- Two bedrooms
- Kitchen with integrated oven & hob
- NO UPWARD CHAIN

**GREAT FIRST TIME BUY!** A first-floor two bedroom apartment in a modern development set back from the main Mansfield Road, with local shopping facilities and regular bus services running through Sherwood and straight in to the city! The property has a full-width rear lounge diner, kitchen with integrated oven & hob and bathroom with a shower over the bath. Double glazed windows, electric heating and for sale with **NO UPWARD CHAIN!!**

£120,000



## Entrance Hall

With entrance door from the communal lobby, security entry phone, electric storage heater, large double airing cupboard housing the hot water cylinder and doors to all rooms.

## Lounge Diner

With marble fireplace and hearth, coal effect electric fire and Adam-style surround. Double glazed rear window, electric storage heater, two wall light points, telephone, TV and FM aerial points.

## Kitchen

A range of wall and base units with granite effect worktops with inset stainless steel sink unit and drainer, tiled splashbacks and concealed work surface lighting. Integrated electric brushed steel oven, four-ring electric hob and filler hood, plumbing for washing machine, grey wood effect flooring, wall-mounted electric fan heater and double-glazed side window.

## Bedroom 1

Built-in five-door wardrobe, double-glazed front window and electric convector heater.



## Bedroom 2

Double-glazed front window and electric convector heater.

## Bathroom

A white suite consisting of a bath with a shower attachment and full-height tiled surround. Pedestal wash basin with matching tiled splashback, toilet, electric fan heater, extractor fan and double-glazed side window.

## Material Information

TENURE: Leasehold

COUNCIL TAX: Nottingham - Band B

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: n/k

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: staircase from the ground floor 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.

## Outside



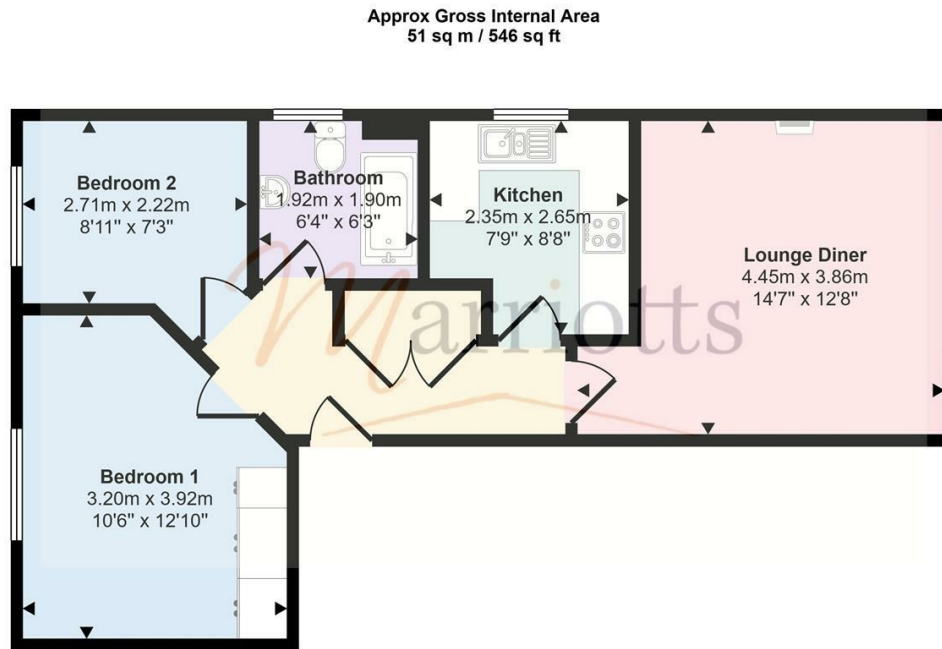




The building stands within communal and maintained grounds with residents parking.



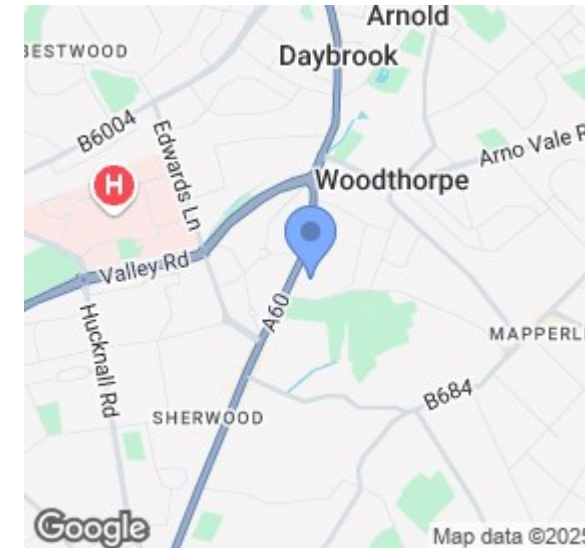




Floorplan

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>75</b>	<b>79</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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