



45 Beech Court, Nottingham, NG3 5PZ  
£85,000



Marriotts



Forming part of the highly regarded McCarthy & Stone Beech Court retirement development, this one-bedroom second-floor apartment which has been well maintained and is for sale with NO UPWARD CHAIN. The development also has a residents lounge with a house manager and emergency care-line system and is just a few minute's level walk from Mapperley's main shopping area offering a wide variety of shopping facilities, cafe, bars, restaurants and many independent retailers. The property has an entrance hall with large cloaks/airing cupboards, a single bedroom with built-in wardrobes, a bathroom and a 5.3m lounge with an archway to the kitchen with a built-in oven and hob.

### Entrance Hall

With entrance door from the communal lobby, cloaks/airing cupboard with automatic light and doors to lounge, bedroom and bathroom.

### Lounge

Marble fireplace and hearth with adam style surround, electric storage heater, TV aerial point, two wall light points and UPVC double glazed window overlooking the commercial gardens. Archway through to the kitchen.







### **Kitchen**

A range of wall and base units with worktops incorporating a stainless steel sink unit and drainer. Fully tiled walls, tile effect floor covering, space for an upright fridge freezer and integrated electric oven and hob with filter hood.

### **Bedroom**

Built-in wardrobe with folding mirrored doors, two wall light points, electric storage heater and UPVC double glazed window.

### **Bathroom**

With fully tiled walls the suite consists of a bath with mains shower, washbasin with vanity base cupboard and large vanity wall mirror with light, toilet, heated towel rail and wall mounted electric fan heater.

### **Outside**

The building stands within communal and maintained grounds and there is also car parking for residents and visitors.

### **Tenure - Leasehold**

**\*\***The lease information below has been provided to Marriotts by the Vendor and to the best of their 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, 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.

LEASE - 125 YEARS FROM 1988

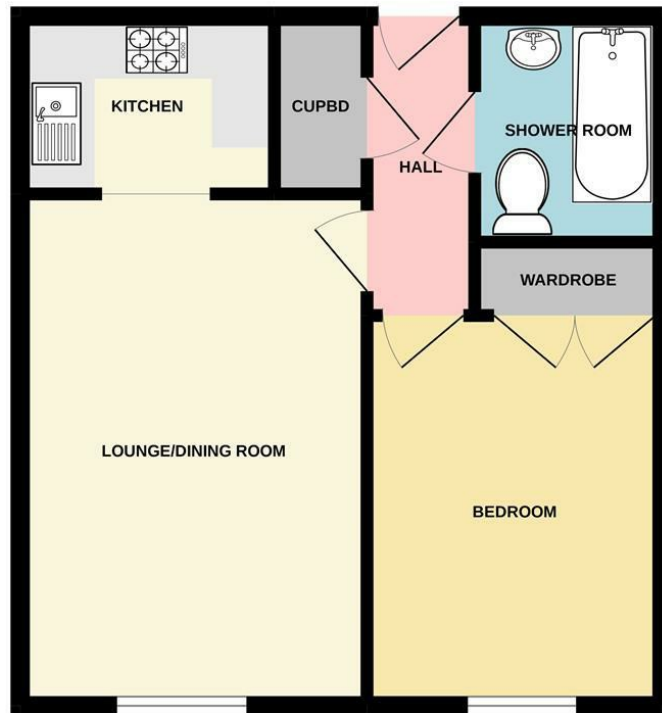
GROUND RENT - £223.35 EVERY 6 MONTHS

SERVICE CHARGE - £930.69 EVERY 6 MONTHS

### **Council Tax**

Band B - Gedling Borough Council

## 2ND 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.  
Made with Mapbox 12/2022



## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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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