



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing

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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 0115 953 6644
 sales@marriotts.net



NO UPWARD CHAIN! GUIDE PRICE £185,000 - £190,000. This delightful first-floor apartment offers a unique blend of character and modern living. It has recently been redecorated throughout, ensuring it is in move-in condition for its new occupants. Housed within a late Victorian building dating back to 1895, the property boasts a spacious layout that is both inviting and functional.

Upon entering, you are greeted by a private entrance hall with Minton tiles and carpeted stairs rising to the first floor. There is a generous living room, complete with a feature fireplace that adds a touch of warmth and charm to the space, and two windows including a bay adding lots of natural light. The apartment features one well-proportioned bedroom, a three-piece bathroom, and a separate toilet, providing convenience for residents and guests alike. The fully equipped modern kitchen comes with all necessary appliances and enjoys views over Mapperley to the rear.

Benefiting from off-street parking to the front and situated within walking distance to Mapperley's vibrant amenities, including a variety of shops, bars, and restaurants, as well as regular bus services that connect you to the wider Nottingham area.

This apartment is perfect for individuals or couples seeking a home that combines character features and modern living in a prime location; it presents an excellent opportunity for those looking to enjoy the best of Mapperley living.

Entrance

The apartment's private entrance is accessed via the ground floor composite door and leads into a hallway. Laid with Minton floor tiles, feature cornices and arch moldings. There is a radiator and carpeted stairs leading to the first floor.

Landing

With fitted carpet and access to all rooms. The landing also has a good sized store cupboard over the stairs, where the loft access can also be found.

Kitchen

The kitchen is fitted with a range of shaker style cabinets, worktop, metro tile splash back, duel bowl stainless steel sink and mixer tap. There are integrated appliances to include dishwasher, electric oven, ceramic hob and curved glass stainless steel extractor hood. Included in the sale are a free standing washer and fridge freezer. Wall mounted combination boiler, UPVC window to the rear and wood effect laminate floor tiles.

Bathroom

The neutrally decorated bathroom has fully tiled walls and wood effect laminate floor tiles. There is a white suite comprising of P shaped bath, glass shower screen, mixer taps and shower attachment. Wash hand basin with mixer taps and toilet with duel flush. Radiator and UPVC obscure window to the side.

Separate toilet

With tiled floor, UPVC window to the side, wall hung sink, toilet with duel flush and water meter.

Bedroom

The principle bedroom is carpeted, has a UPVC window to the rear and radiator.

Lounge

The spacious living room is fully carpeted and large enough to accommodate lounge and dining furniture. There is a feature cast iron fire set on a tile hearth and with surround. Natural light floods in from the UPVC bay window and second UPVC window. There is a cupboard housing the RCD board, TV and internet points and two radiators.

Outside

One off street parking space is provided to the front. To the rear there is a brick built outdoor store belonging to the property and a garden shed included in the sale, providing additional storage options. The owner currently enjoys informal use of the rear garden.

Material Information

TENURE: Leasehold
 LEASE DETAILS: Length term: 999years From: April 1991
 GROUND RENT: £0 - Peppercorn rent
 SERVICE CHARGE: £0
 COUNCIL TAX: Gedling - Band A
 PROPERTY CONSTRUCTION: Solid 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: External store included
 LOCATION OF BOILER: Kitchen
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: EDF
 MAINS ELECTRICITY PROVIDER: EDF
 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: 1st floor apartment with stair access

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.

* Please note some photographs in this advert have been enhanced with virtual furniture for demonstration purposes.

