



27 Weightman Avenue, Gedling, NG4 4LX  
£165,000

 2  1  1  B





# 27 Weightman Avenue Gedling, NG4 4LX

- Modern top floor apartment
- Open plan kitchen, lounge, dining room
- Gas central heating
- Two bedrooms, family bathroom
- Allocated parking
- Regular bus routes to Nottingham and Mapperley top. Close to Gedling country park

Beautifully presented top floor apartment in the Chase Farm development. The accommodation comprises of an open plan living, dining, and kitchen area. The kitchen has integrated appliances and the lounge a Juliette balcony. There are two well-proportioned bedrooms and a modern bathroom.

Allocated parking space, with plenty of visitors parking close by. With regular bus routes to Nottingham city centre and Mapperley Top, and walking distance to Gedling Country Park.



£165,000



## Overview

Nestled in the desirable Chase Farm development on Weightman Avenue, this beautifully presented top-floor apartment offers a perfect blend of modern living and convenience. Purpose-built in 2021, the property boasts a contemporary design that is both spacious and stylish.

The heart of the home is the open plan living, dining, and kitchen area with a welcoming atmosphere, perfect for entertaining or relaxing after a long day. The kitchen is fully equipped with integrated appliances, the spacious lounge has a media wall and a Juliette balcony. The apartment features two well-proportioned bedrooms, providing ample space for rest and relaxation, along with a modern bathroom that meets all your needs.

The property benefits from an allocated parking space, with plenty of visitor parking close by. The location is further enhanced by a regular bus service to Mapperley Top, where you will find a variety of shops and restaurants to explore. Additionally, the nearby Gedling Country Park provides a beautiful natural setting for outdoor activities and leisurely walks.

This nearly new apartment combines comfort, style, and accessibility. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this stunning apartment your own.

## Entrance

Accessed via the communal entrance door and stairs leading to the top floor. The apartment's front door leads into the hallway, which has wood-effect laminate flooring flowing into all rooms. There is loft access (used for maintenance only), a full height storage cupboard which houses the RCD board, phone entry system, radiator and wall-mounted heating controls.

## Lounge Kitchen Diner

The kitchen area is fitted with a range of wall and floor cabinets, with wood effect worktop, stainless steel dual bowl sink, drainer and mixer tap, integrated appliances including fridge freezer, washer, dishwasher, electric oven, gas hob and extractor over. There is a cupboard housing the central heating boiler and a double-glazed window.

The lounge features a double-glazed French door to the Juliet balcony, and there is an additional double-glazed window and radiator.

## Bedroom 1

With double-glazed window, laminate flooring and radiator.

## Bedroom 2

With double-glazed window, laminate flooring and radiator.

## Bathroom

Fitted with a wash hand basin, mixer tap and tiled splashback, bath with main shower, mixer taps, glass screen and tiled surround, toilet with dual flush, radiator and extractor fan.

## Outside

Allocated parking and visitor parking is available.

## Material Information

TENURE: Leasehold

LEASE DETAILS: Length of lease remaining 993 years

GROUND RENT: £0 - to be reviewed on: .....

SERVICE CHARGE: £1,080pa - to be reviewed on: .....

COUNCIL TAX: Gedling - 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: None

LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: British gas

MAINS ELECTRICITY PROVIDER: British gas

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: No

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: 4th-floor apartment accessed via stairs

### 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.\*

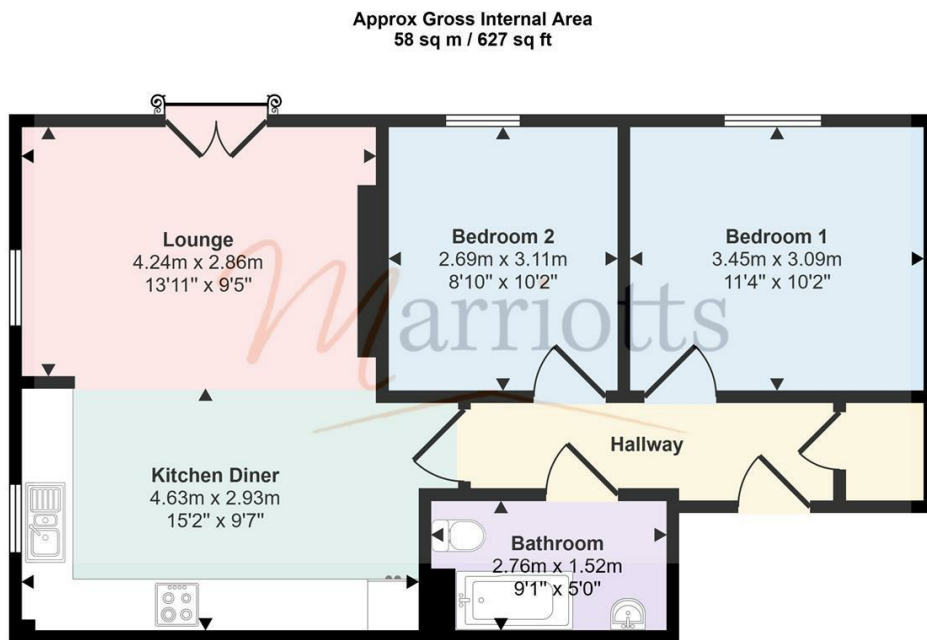
Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.











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>	<b>84</b>	<b>84</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 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

