

28 Malcolm Close, NG3 5AP

£115,000

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Marriotts



28 Malcolm Close
, NG3 5AP

- No Upward Chain
- Recently redecorated throughout
- Gated off-street parking
- First-floor apartment with 2 double bedrooms
- Ftted kitchen. Bathroom with three-piece suite
- Convenient access to Nottingham City Centre. Close to the Arboretum and Forest Recreation Ground

Offered for sale with no upward chain, this spacious and recently redecorated two-bedroom first-floor apartment provides well-presented accommodation in a convenient location.

The property benefits from a generous lounge diner, enjoying a pleasant outlook to the rear towards neighbouring allotments, creating a lovely space for relaxing. The fitted kitchen is open to the entrance hall, which benefits from ample built-in storage cupboards. There are two good-sized double bedrooms, together with a bathroom fitted with a modern three-piece suite. Outside, residents can enjoy well-maintained communal grounds, together with the added convenience of gated off-street parking.

Ideally positioned for access to Nottingham City Centre and within easy reach of The Arboretum and Forest Recreation Ground providing attractive green spaces. This is an ideal opportunity for first-time buyers, professionals or investors looking for a spacious, conveniently located apartment with no upward chain.





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Entance hall

A communcal staircase leads to the properties entrance door and into the hallway, which has laminate flooring and serveral useful storage cupbaords. One also houses the electric RCD board and another the hot water cylinder.

Kitchen

The fitted kitchen is semi open from the hallway and has a variety of wall & floor cabinets, fitted worktop with tile spashback and stainless steel sink with mixer tap. There is a fitted eletric oven & hob with extractor fan over and space for a washing machine and tall fridge freezer.

Lounge diner

Carpeted with rear UPVC double glazed window

Bedroom 1

Carpeted with rear UPVC double glazed window

Bedroom 2

Laminate flooring and front UPVC double glazed window

Bathroom

The bathroom has a bath with electric shower over and glass screen, wash hand basin, toilet and a heated towl rail. There is an extractor fan, front UPVC double glazed window and vinly floor.

Outside

Coummunal gardens surround the property along with unallopcated communcal car parking accessed by electric gates.

Material Information

TENURE: Leasehold
LEASE DETAILS: Length term: 999 years From: 1976
GROUND RENT: £40 per annum - to be reviewed on: .....
SERVICE CHARGE: £1,717.20 per annum (£143.10 per month) - to be reviewed on: .....
COUNCIL TAX: Nottingham - Band A
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: Communal gardens and walkways.
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None known.
FLOOD RISK: Vey low.
ASBESTOS PRESENT: Not known.
ANY KNOWN EXTERNAL FACTORS: Communal gardens. Unallocated communal parking.
LOCATION OF BOILER: n/a
UTILITIES - Mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: n/a
MAINS ELECTRICITY PROVIDER: Octopus
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: Stairs to the front door.
OTHER INFORMATION: Please note some photographs in this advert have been enhanced with virtual furniture for demonstration purposes.

OTHER INFORMATION:











**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

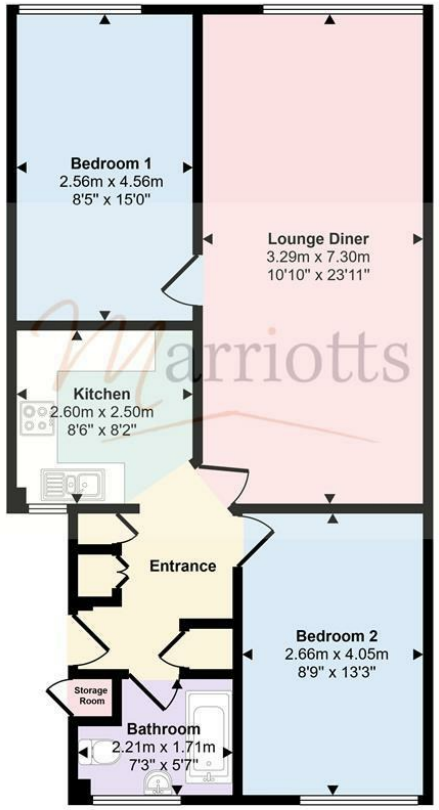
The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.

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.



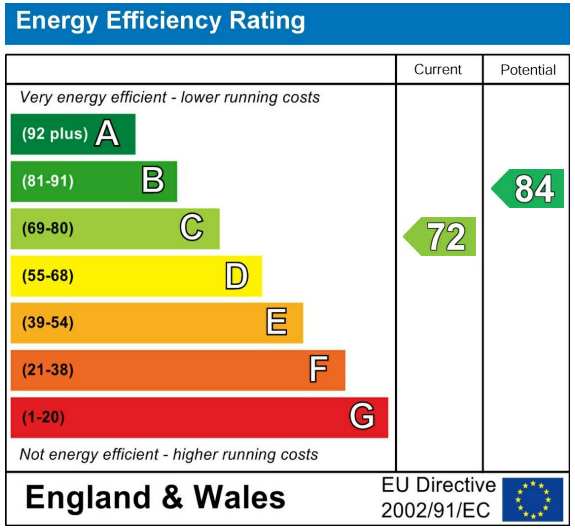


Approx Gross Internal Area
65 sq m / 699 sq ft



First Floor

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.





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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