

51 Parry Court Hazel Grove, Mapperley, NG3 6DR

Price Guide £210,000

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Marriotts



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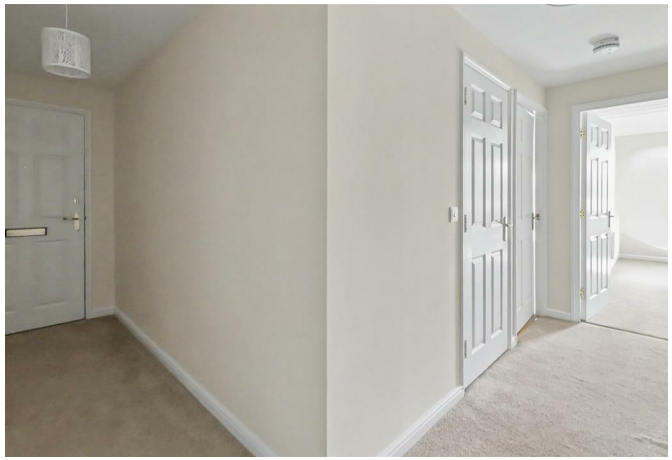
- Second floor apartment serviced by a lift
- Modern bathroom with double shower cubicle
- Close to Mapperley's shops and pubic transport
- One double bedroom with fitted wardrobes
- Open plan kitchen/ lounge over looking the rear communal gardens
- No upward chain

GUIDE PRICE £210,000- £220,000 Forming part of the very popular purpose-built McCarthy & Stone development for the over 60s, this delightful second floor apartment offers a perfect blend of comfort and convenience. NO UPWARD CHAIN.

The 1 bedroom apartment is serviced by a lift, enjoys views over the rear communal gardens and has been freshly decorated throughout, making it inviting and practical for the new owners

The location in Mapperley is particularly appealing, offering easy access to local amenities, including shops, cafes, and parks, making it a wonderful place to call home.





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Overview

The accommodation comprises of entrance hall with a large store room and additional cupboard housing the water heating system, 1 double bedroom with built-in wardrobes, modern shower room, spacious lounge with views over the rear communal gardens and kitchen with integrated appliances. The building also has two residential lounges, a lift, guest suite, a well equipped laundry room, house manager, 24-hour emergency Careline system and stands within attractive fully maintained communal gardens and residents parking (spaces available by separate arrangement).

Entrance hall

With entrance door from the communal hallway, electric heater, full height storage cupboard with low fitted unit, worktop over and shelves, further cupboard housing the water heater, RCD board & meters. Access to all rooms.

Bathroom

The modern bathroom has fully tiled walls, vinyl flooring, double fitted shower with glass screen & mains shower, vanity wash hand basin unit with storage under, mirror and light above. toilet with duel flush, heated towel rail and wall mounted heater.

Bedroom

Fitted with carpet, electric heater, Velux window, double wardrobe with mirrored sliding doors.

Lounge / Kitchen

The lounge is carpeted with electric heater and double glazed window to the rear. Open from the lounge, the kitchen is fitted with a range of wall and floor cabinets, worktop and tiled surround. Stainless steel sink, drainer and mixer tap. Integrated appliances to include oven, microwave, fridge, electric hob and extractor over. Vinyl flooring.

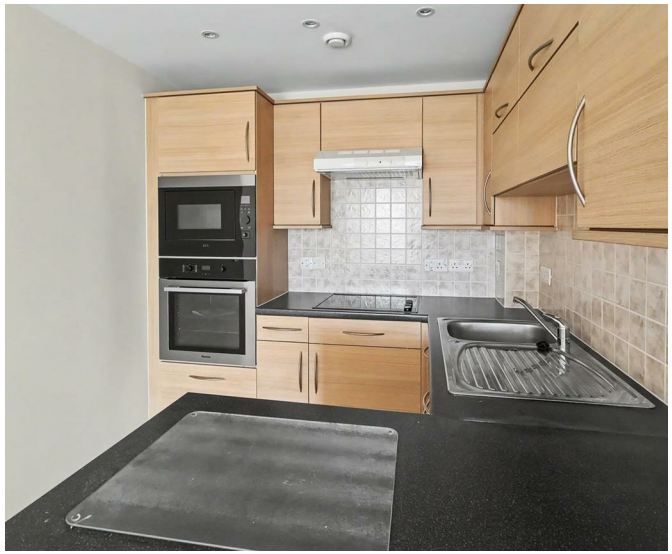
Outside

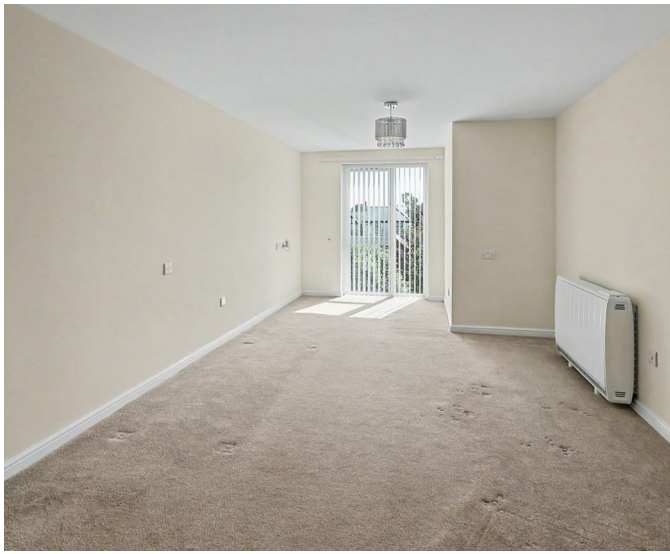
The building stands within well maintained communal gardens to the rear, with various lawns and seating areas plus residents parking, with on-site parking spaces available by arrangement with the building management.

Material Information

TENURE: Leasehold
LEASE DETAILS: Length term: 125 years From: January 2009
GROUND RENT: £763.21 per annum
SERVICE CHARGE: £211.63 per month
COUNCIL TAX: Gedling borough - Band B
PROPERTY CONSTRUCTION: Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY:
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Very low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: None
LOCATION OF BOILER: Hall cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Ovo
MAINS ELECTRICITY PROVIDER: Ovo
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Unknown
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: Stair and lift access to 2nd floor.

OTHER INFORMATION:

- On site parking spaces £250per annum, subject to availability

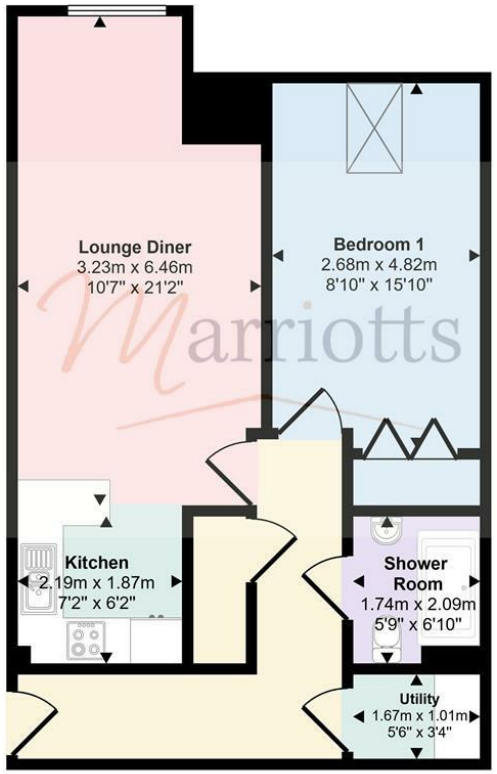
- To purchase a property in this development you must be over 60 years of age.

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.



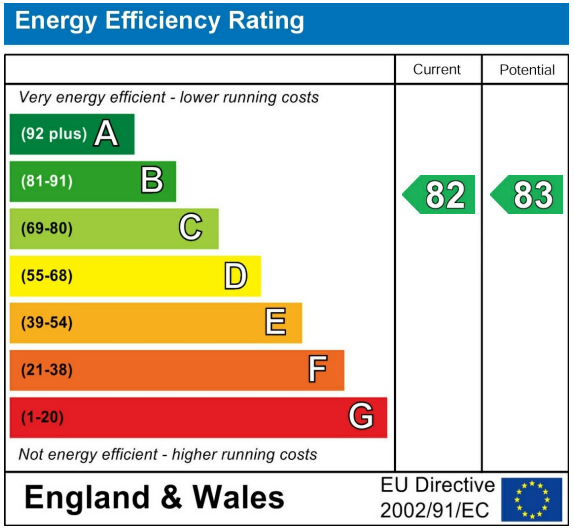


Approx Gross Internal Area
56 sq m / 605 sq ft



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.





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.
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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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