



16 Beech Court, Mapperley, NG3 5PZ
£140,000



Marriotts



16 Beech Court

Mapperley, NG3 5PZ

- Ground floor apartment - Retirement development for the over 60s
- Modern kitchen with integrated appliances
- Communal lounge, gardens and on site house manager
- One bedroom with fitted bedroom furniture. Shower room
- Lounge with door to the communal gardens
- Walking distance to Mapperley's vibrant shopping area and regular public transport links

A lovely one bedroom ground floor apartment within the highly regarded McCarthy Stone Beech Court development for the over 60s. Modern kitchen with integrated appliances, wet room and lounge with door leading out to a patio area and communal gardens!

Residents of Beech Court benefit from a range of communal facilities, including a welcoming lounge where you can socialize with neighbours, a practical laundry room, and beautifully maintained gardens that provide a serene outdoor space to enjoy. Additionally, the presence of a dedicated house manager ensures that support is readily available when needed.



£140,000



Overview

Accommodation consists of an entrance hall with a large walk-in cloak/airing cupboard, a modern kitchen with soft close doors, integrated oven, hob and fridge freezer. Lounge with coal effect electric fire and door leading out to the gardens, single bedroom with a range of built-in wardrobes and a wet room. Conveniently located just a short walk from Mapperley's thriving shopping area and local amenities, Beech Court also has a resident's lounge, laundry and guest facilities, house manager and emergency care-line system.

Entrance Hall

With entrance door from the communal lobby, walk-in airing cupboard with automatic light and doors to the lounge, bedroom and wet room.

Lounge

Marble fireplace and hearth with coal effect electric fire and Adam-style surround. Two wall light points, TV aerial point, doorway through to the kitchen and UPVC double-glazed window and door leading out to the patio and gardens.

Kitchen

With patterned tile effect floor covering and a range of modern wall and base units with soft close doors, composite worktop and drainer with under-counter one-and-a-half bowl stainless steel sink unit. Appliances consist of an integrated electric oven, Neff ceramic hob, pull-out extractor and integrated fridge freezer.

Bedroom

A range of built-in wardrobes, bedside cabinets and chests of drawers with wall light point above the bed space. Electric storage heater and UPVC double glazed window.

Wet Room

With fully tiled walls and non-slip flooring, the shower area has a floor drain and chrome mains shower, washbasin with vanity base cupboard and toilet. Heated towel rail, electric fan heater and extractor fan.

Outside

The building stands within communal and maintained grounds, with car parking for residents and visitors accessed from Beech Avenue.

Material Information

TENURE: Leasehold

LEASE DETAILS: 125 Years from 1 April 1988 with 88 years remaining.

GROUND RENT: £446.70 PA - to be reviewed on: TBC

SERVICE CHARGE: £2,561.68 PA INCLUDES WATER RATES - to be reviewed on: TBC

SURFACE WATER DRAINAGE CHARGE £70 PA

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: TBC

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: no

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS:

LOCATION OF BOILER: tbc

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: no gas

MAINS ELECTRICITY PROVIDER: Scottish Power

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent







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: flat at the front and rear

OTHER INFORMATION:

- 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
37 sq m / 401 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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).