

25 Braunton Crescent, Mapperley Plains, NG3 5SZ

£155,000

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Marriotts



25 Braunton Crescent
Mapperley Plains, NG3 5SZ

- Second/top floor apartment
- Bathroom with shower
- Integrated oven & hob
- Two bedrooms
- Open plan living kitchen
- Allocated parking

GREAT FIRST TIME BUY!! A very well presented second/top floor apartment on a popular development just off Spring Lane, with two bedrooms, open-plan living kitchen, allocated parking and gas central heating with combination boiler. Located close to Gedling Country Park, within walking distance of the renowned and recently extended Spring Lane Farm Shop and also a Sainsbury's local, located just around the corner on Mapperley Plains!





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Entrance Hall

Door from the communal landing, security entry phone, radiator, telephone point, loft access and built in cloaks/storage cupboard housing the RCD board. Wood-style flooring continues through to the living kitchen.

Living Kitchen

The living area has UPVC double-glazed double doors with a Juliet balcony, two ceiling light points, two radiators and media plate. The kitchen area has a range of wall and base units with wood-effect worktops, matching upstands and an inset stainless steel sink unit and drainer. Space for an upright fridge freezer, plumbing for a washing machine, concealed Ideal Logic combination gas boiler, integrated brushed steel trim electric oven and four-ring gas hob with matching splashback and extractor.

Bedroom 1

UPVC double glazed front window, radiator & TV aerial point.

Bedroom 2

UPVC double-glazed front window and radiator.

Bathroom

A white suite consisting of a bath with full-height tiled surround, glass screen and chrome mains shower, pedestal wash basin with matching tiled splashback and dual flush toilet. Radiator, electric shaver point, extractor fan and tile effect flooring.

Outside

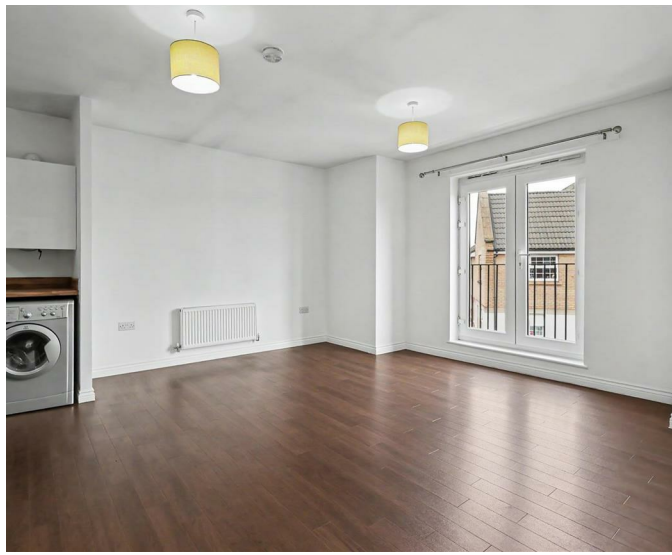
The building stands within communal, maintained grounds, with an allocated parking space and communal bin store located to the side of the building.

Material Information

TENURE: Leasehold
LEASE DETAILS: Length term: 125 years From: 1st January 2013
GROUND RENT: £ - to be reviewed on: .....
SERVICE CHARGE: £ - to be reviewed on: .....
COUNCIL TAX: Nottinghamshire - Band C
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: no
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
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 -









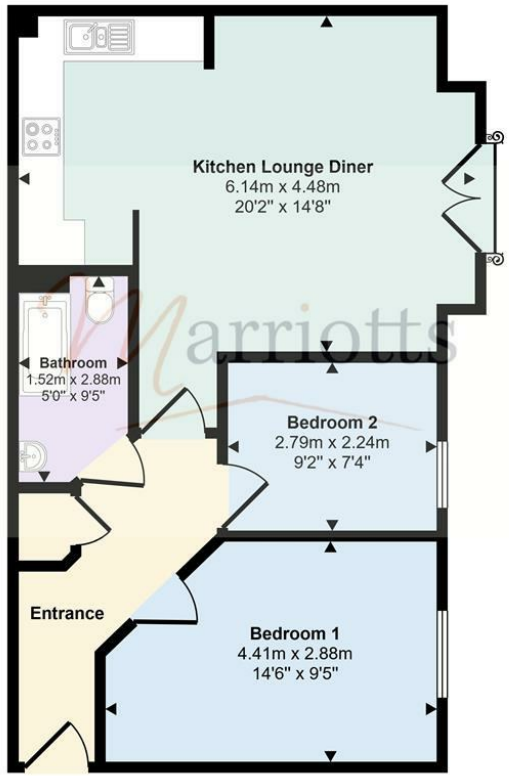


Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: stair access from the communal ground floor lobby
OTHER INFORMATION: Some photo's are virtually staged

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.

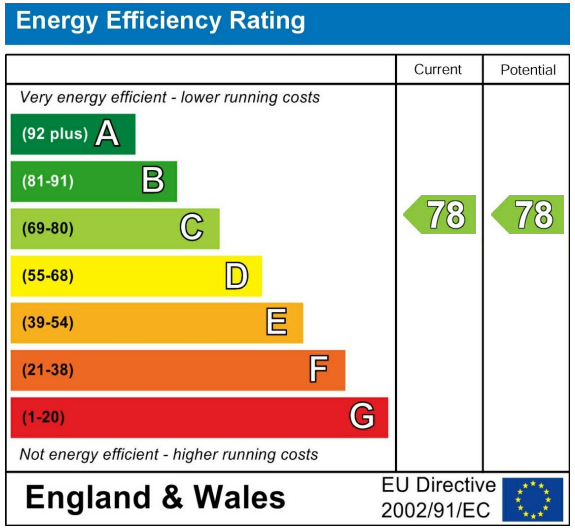


Approx Gross Internal Area
57 sq m / 617 sq ft



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.
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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