



8 Howard Court, Walter Street, Radford, NG7 4GD

£120,000

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ALL MOP BUCKET. ALWAYS KEEP WITHIN THE MAXIMUM FILL LINE. AVOID HARSH CHEMICALS OR DETERGENTS.

Care Instructions
Rinse and dry thoroughly before storing.
Warning:
- WARNING! This is not a toy. Keep out of the reach of children.
- Before this package for correct storage and future reference.
- Images are for illustration only. Contents and colours may vary from that shown.
KEEP AWAY FROM FIRE.
ITEM CODE 40840
BAR CODE
BAK (HONG KONG) LTD. 8811 LAM
MADE IN CHINA

8 Howard Court, Walter Street Radford, NG7 4GD

- Two bedrooms
- Lounge diner
- Bathroom with mains shower
- Kitchen with built-in oven & hob
- Secure car parking
- Close to City Centre

GREAT INVESTMENT OPPORTUNITY! A two-bedroomed first-floor apartment in a modern building with secure electric gated car parking, located just half a mile from the City Centre and for sale with **NO UPWARD CHAIN**. The property is currently let and will be sold with the tenant in-situ!

£120,000



Overview

Welcome to Howard Court, a modern apartment located on Walter Street in Nottingham. Built in 2000, this apartment offers modern amenities and a convenient layout. The property features a spacious reception room, two bedrooms, bathroom and kitchen with integrated oven & hob. Additionally, the secure electric gated car parking provides peace of mind for your vehicle's safety.

Situated just half a mile from Nottingham's vibrant city centre, Howard Court offers the perfect urban living for either a tenant or home owner. Whether you're looking to explore the city's cultural attractions or enjoy a leisurely stroll in the nearby parks and the renowned Arboretum, this location provides easy access to all that Nottingham has to offer.

Don't miss the opportunity to make Howard Court your new home. Book a viewing today and experience the convenience and comfort this apartment has to offer.

Entrance Hall

With an entrance lobby with light and RCD board and a secondary door through to the hallway.

Hallway

With a cloaks cupboard, radiator and security entry phone.



Lounge

UPVC double-glazed front window and two radiators.

Kitchen

A range of wall and base units with granite effect worktops with an inset sink unit and drainer in white with tiled splashbacks. Integrated electric oven and four-ring electric hob with filter hood, plumbing for washing machine, concealed Baxi combination gas boiler, radiator and UPVC double-glazed front window.

Bedroom 1

UPVC double glazed rear window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bathroom

Consisting of bath with tiled surround and chrome mains shower, toilet and pedestal washbasin. Radiator and extractor fan.

Outside

The building stands within communal and maintained grounds. Electric security gates lead through to the car park where there is an allocated parking space.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length of lease remaining 125 years

GROUND RENT: £75 per annum

SERVICE CHARGE: £1506.72 per annum

COUNCIL TAX: Nottingham City Council - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No - other than communal areas

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: TBC

MAINS ELECTRICITY PROVIDER: TBC

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: Staircase from ground floor communal hall/lobby

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.

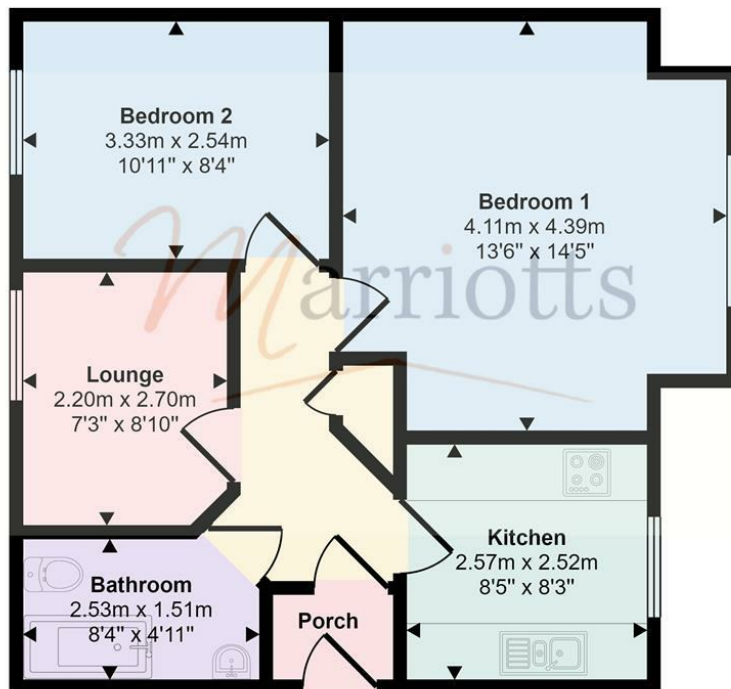
The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.

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.





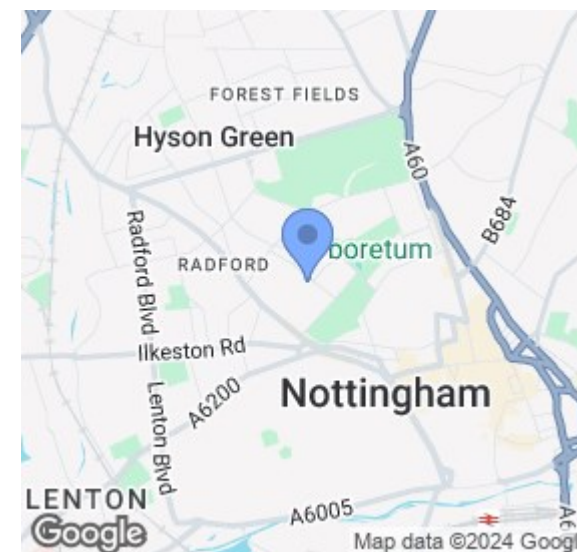
Approx Gross Internal Area
50 sq m / 539 sq ft



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	78	78
(69-80) C		
(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).

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