





Guide Price £130,000-£135,000

Watermark House
Watermark Close
Carrington
Nottingham

NG5 1RL

EPC Rating 'B'

Well presented second floor apartment complete with allocated and visitor parking. In brief the modern accommodation comprises an entrance hallway, with secure door entry system, living / dining area open plan to the kitchen, bathroom and two bedrooms with an en-suite to the master bedroom. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.





COMMUNAL HALLWAY AND DOOR TO-

ENTRANCE HALL

Doors to two bedrooms, living / kitchen / diner, family bathroom, storage cupboard housing the hot water tank and a radiator.

LIVING KITCHEN DINER

19' 0" x 14' 2" to widest point (5.80m x 4.33m)

Living / dining area - aluminium windows to front and side, radiator and a storage cupboard housing wall mounted boiler

Kitchen area - With a range of fitted wall and base units, stainless steel sink with mixer tap, laminate worktops, gas hob, electric oven, extractor fan, space for a washing machine, space for a fridge/freezer and laminate flooring.

BATHROOM

Three piece bathroom suite comprising a low level WC, pedestal sink with mixer tap, bath, electric shaver point, radiator, tiled splash backs and vinyl flooring.

MASTER BEDROOM

13' 6" to widest point x 10' 6" (4.13m x 3.21m)

Aluminium window to the side, radiator and door to -

ENSUITE

Three piece bathroom suite comprising a low level WC, pedestal sink with mixer tap, shower enclosure with main fed shower, radiator, electric shaver point and vinyl flooring.

BEDROOM TWO

9' 10" x 8' 3" (3.01m x 2.52m)

Aluminium window to the side and a radiator.

PARKING

The property has a designated parking space.

LEASE INFORMATION

Lease 125 years from 1 Jan 2002

Service Charge - £1251.16 Annually

Ground rent - £90 Annually



Tenure: Leasehold

Council Tax Band B

Local Authority: Nottingham City Council

Property Directions:

Leaving our office in Mapperley, turn left onto Woodborough Road and take a right hand turn onto Woodthorpe Drive. Continue right to the end turning left onto Mansfield Road. Take the eighth right hand turn onto Haydn Road and at the end turn left onto Hucknall Road. Turn right onto Caxton Road and right onto Watermark Close.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

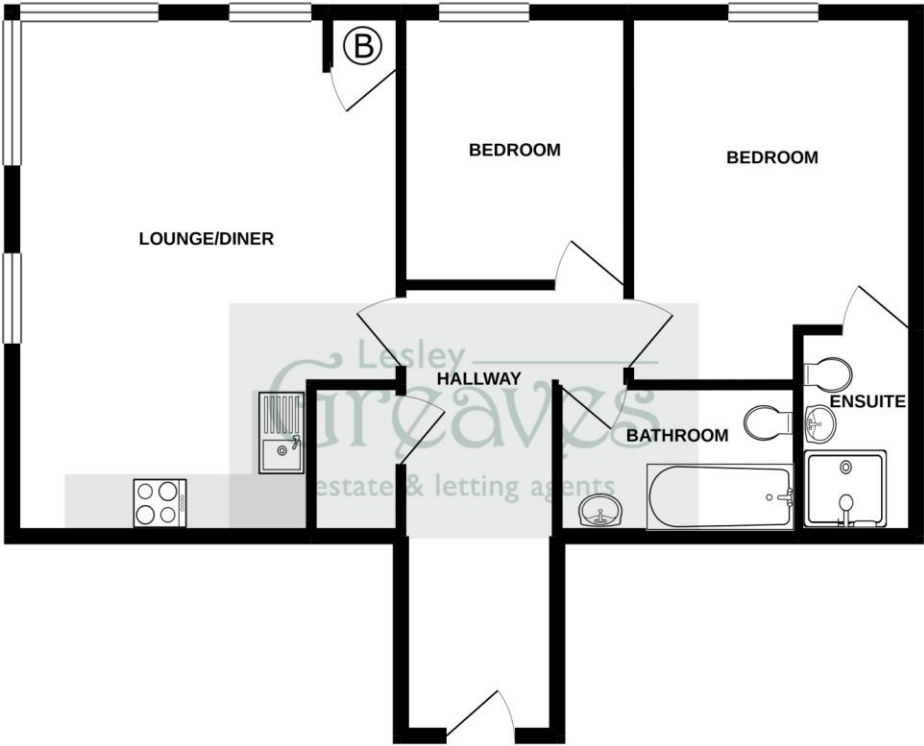
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FIRST FLOOR FLAT
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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