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Cranmer Street

NG3 4GJ

Asking price £170,000



Key Features

- Two Bedrooms
- Award Winning Development
- Balcony
- Assigned Parking

I've just sold my apartment through Centrick Property and I have to say how impressed I have been with their service! I highly recommend Centrick Property if you're looking around for an agent! Kelly, Vendor

The Marlborough

Cranmer Street, Mapperley Park NG3

****ATTENTION ALL INVESTORS** - This apartment is currently let under the terms of an Assured Shorthold Tenancy and is achieving a rent of £650 per calendar month.

Centrick Property is pleased to offer this modern two bedroom apartment to the market, located within the award winning development of The Marlborough in Mapperley Park. Situated within easy walking distance of the city centre, The Marlborough offers modern contemporary living in a quiet and peaceful setting.

This two double bedroom first floor apartment has been finished to a high specification with quality fixtures and fittings. The accommodation briefly comprises: a spacious and light open plan living room with sliding glass double doors giving access to a large private balcony overlooking the adjacent field. A defined kitchen and dining areas offering ample space for entertaining. An inner hallway gives access to two good size double bedrooms and a stylish bathroom with white suite and shower over bath.

The apartment is well placed for easy access to many of the major transport links in and out of the city, as well as both Nottingham Trent University, Nottingham University, QMC and City Hospitals.

Mapperley Park is one of Nottingham's well sought after residential locations and is in demand from families as well as young professionals. Mapperley Park also benefits from two private tennis clubs, a cricket club and a great catchment area for schools as well as two of the best private schools in the country, namely, The Nottingham Girls High School and The Nottingham Boys High School. Viewing is highly recommended, call Centrick Property today on 0115 855 97 20 (Option 1).

Hallway

A tidy hallway gives access to two good size double bedrooms.

Dining/Living room

A spacious and light open plan living room with sliding glass double doors giving access to a large private balcony overlooking the adjacent field.

Bedroom one

A good sized double bedroom decorated with neutral colours and carpeted through out.

Bedroom two

A good sized double bedroom with lovely windows allowing ample light.

Bathroom

A stylish bathroom with white suite and shower over bath.

Lease information

Lease Information - Annual service charge: £1,340.00 Per annum

Ground rent: £50.00 per annum

Length of term: Nine hundred and ninety one years from 2003. Nine hundred and eighty seven years remaining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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