



31 Thompson Court,
Chilwell, Beeston, NG9 6RE

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A well presented two bedroom top floor apartment located within the popular Thompson Court development in Chilwell, Nottingham. Positioned on the top floor, the property benefits from a bright and airy feel along with a pleasant outlook.

The accommodation comprises an entrance hallway, a spacious living area ideal for both relaxing and entertaining, a fitted kitchen area, two well proportioned bedrooms, and a bathroom. Further benefits include uPVC double glazing throughout and electric central heating, providing comfort and efficiency. There is allocated parking within the carpark.

This property would make an ideal purchase for first-time buyers looking to step onto the property ladder, or investors seeking a well located buy to let opportunity.

Offered for sale with no upward chain.

Guide Price £149,950



ACCOMMODATION

The entrance door opens to the entrance hallway.

The entrance hallway has a storage cupboard, and doors leading into the open plan reception room, both bedrooms, and the bathroom.

The bathroom has a three piece suite comprising; a bath with a shower over, a wash hand basin, and a wc. There is a window to the front.

Both bedrooms have windows to the rear, and electric heaters.

The dual aspect open plan reception room has windows to both the front and rear, and incorporates the living area, and the kitchen area. The kitchen area has a range of wall and base units, roll edge work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus a built in electric oven, and a hob. There is open access to the living area.

OUTSIDE

The property has allocated parking on site.

Leasehold Information

We are advised that the property is leasehold, and that the lease commenced in 2005.

We are told that a ground rent of £294.00 per annum is charged, plus a maintenance charge of £1384.00 per annum.

Council Tax Band

Council Tax Band B. Broxtowe Borough Council.

Location

Chilwell is a highly regarded residential area, well known for its excellent transport links and local amenities. The property is conveniently placed for access to Beeston town centre, the A52, M1 motorway, and the Nottingham Express Transit (NET) tram, making it ideal for commuters. A range of shops, supermarkets, parks, and leisure facilities are all close by, with the University of Nottingham and Queen's Medical Centre also within easy reach.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

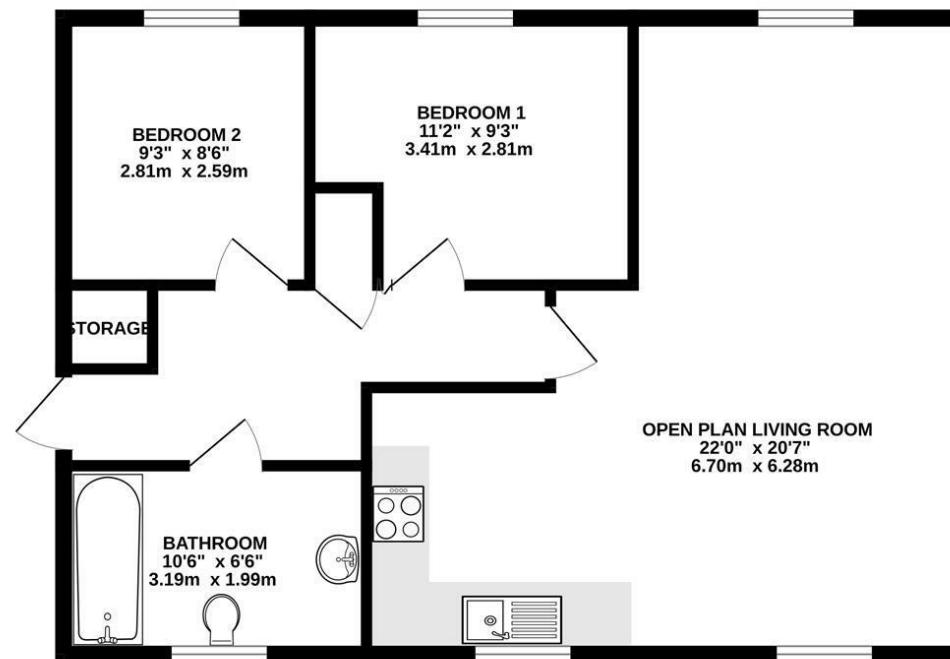
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MONEY LAUNDERING

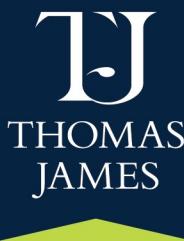
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 indicative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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