



15 Cherry Tree Close, Calverton, Nottingham, NG14 6RH

£99,950





Gascoines are delighted to the market this brand new one bedroomed apartment forming part of a small select development Cherry Trees, by the highly regarded local developer Tennyson Homes.

Conveniently positioned merely a stone throw from the local amenities on Flatts lane, close to local schools and only a short walk to the village centre.

The accommodation briefly comprises: entrance hall, open plan living lounge diner, fitted kitchen with appliances, a good sized master bedroom, shower room and parking space.

Ground Floor Accomodation

Communal Entrance Hall

With entrance doors to front and rear elevations and stairs leading to the first floor landing.

First Floor Accomodation

Communal Hallway

Doors off to plot 7 and stairs to second floor accommodation

Second Floor Accomodation

Communal Hallway

Doors off to plot 8

Hallway

With access to:

Open Plan Living Area

14'00 max x 22'04 (4.27m max x 6.81m)

Compromises a spacious lounge, kitchen diner.

Kitchen Diner Area

Fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap over. Also having built-in electric oven with hob and extractor canopy over, integrated dishwasher, plumbing for washing machine and window to front elevation, an infrared heater.

Lounge Area

Double glazed front window, an infrared heater.

Bedroom

14'01 x 14'02 (4.29m x 4.32m)

Front and side elevation double glazed windows, storage cupboard, infrared heater.

Bathroom

7'04 x 9'03 (2.24m x 2.82m)

Compromises shower cubical, low flush w.c., wash hand basin, partial ceramic wall tiling and double glazed window to front elevation, infrared heater.

MEASUREMENTS

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

OUTGOING

Council Tax Band A

TENURE

Leasehold with vacant possession 150 years from 2018 £40 per month maintenance charges and £480 PA ground rent.

IMPORTANT NOTICE RELATING TO THE CONSUMER PROTECTION FROM UNFAIR TRADING (2008) Gascoines Chartered Surveyors, on its behalf and for the vendor of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchaser and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for and occupation, and other details are given in good faith and are believed to be accurate, but any intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All photographs are historic. Maps and plans are not to scale

CALVERTON

Calverton is a popular semi-rural village lying eight miles to the northeast of Nottingham city centre with good access to major road networks, regular bus services into Nottingham and surrounding villages.

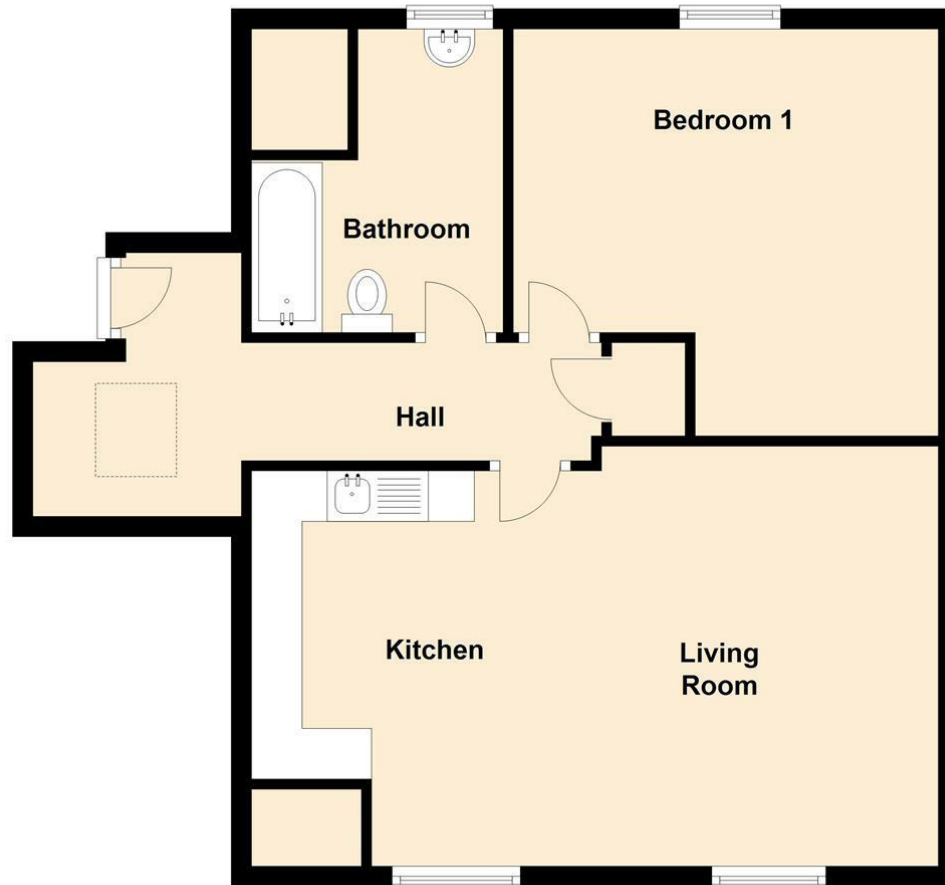
Calverton offers an excellent range of facilities; these include doctors, pharmacy, library, post office, village hall, churches, hair and beauty salons, barbers, off- licence, a bakery, café, restaurants, Co-op, Sainsbury's, several public houses, two Golf courses, sports clubs, leisure centre, care homes, children nurseries, several well-regarded schools and of course a friendly local estate agent Gascoines.

There is attractive open countryside surrounding the village with lots of walks to choose from.

For more information on the village see <http://www.calverton-nottingham.co.uk/>



Floor Plan



Plot 8, Collyer Road, Calverton



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	