



£125,000

Luther Close, Nottingham

Maisonette | 2 Bedrooms | 1 Bathroom

0115 697 28 29



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Step Inside

Key Features

- 2 Double Bedrooms
- Bath with over bath shower
- chain free
- Close To City Centre
- Close To Local Amenities
- Close to local shops
- Council Tax Band A
- Fitted Bathroom
- Fitted Kitchen
- Gas central heating

Property Description

Two-bedroom maisonette in NG3, ideal for first-time buyers or investors. Located just over a mile from Nottingham city centre with excellent local amenities and transport links. Benefits from communal heating, low charges and a spacious layout throughout.

Main Particulars

Come along and see this two bedroom maisonette in NG3, offering an ideal opportunity for first-time buyers or investors. Located just over a mile from Nottingham city centre and two miles to Mapperly Top and two miles to Carlton, this property provides a blend of urban convenience and comfortable living.

USEFUL INFORMATION:

- EPC: C exp May 2031
- Council Tax Band A
- Within Selective Licensing Area for Nottingham City Council
- Ground Rent £10 p/a
- Maintenance Charge £100 p/a
- Freeholder: Nottingham City Council
- Floor Area - 77 m²
- Heating and hot water are provided through a communal district heating system (managed by the freeholder), with a prepayment meter allowing occupants to control and top up usage as needed.

Location & Amenities:

A range of local shops and supermarkets within walking distance, such as Heron Foods, and a short bus/drive away such as Murat Food Center in Sneinton Market, Tesco at Carlton Hill, Lidl on Carlton Road and Co-Op further up West Dale Lane.

Nearby is St Anne's Valley Library, with local Pharmacies, grocery stores and shops perfectly convenient for all.

Just a stone's throw away from Sneinton market, a host to plenty of festivals and gatherings. Hosting plenty of local shops including Artisan Chocolatiers, Jewellery Makers, Clothing Stores, Home and Decor stores and even a Collaborative Working Space. There is a selection of local social clubs such as the Greyfriars Club; independent breweries such as Neon Raptor, The Bath Inn and Fox and Grape. Should you wish for a more relaxed pace, there are plenty of Caf  s and Coffee Shops such as Blend, The Avenue and more!

Green Spaces: Enjoy the outdoors at St Anne's allotment, Sycamore Park Play Area, St Anns Adventure Playground, Victoria Park & St Mary's Rest Gardens, King Edward Park, Arnot Hill Park and Mapperley Golf Course & Recreation Ground. There is even Stonebridge City Farm!

On Sneinton Market there is also Victoria Leisure Center, including a Gym and Swimming pool. There are local art galleries such as BACKLIT and Surface Gallery.

Nearby places of Education:

Blue Bell Hill Primary School, Rosehill School, Huntingdon Academy, Sycamore Academy, St Ann's Well Academy, Bluecoat Trent Academy, Nottingham Skills Academy,

Confetti College and Nottingham Trent University City Campus.

Nearby Places of Worship:

The area is home to a variety of places of worship catering to major religions:

Our Lady & St Edwards on Church Gordon Rd, Thorneywood, Nottingham NG3 2LG

Nottingham Central Mosque, situated between the city centre and St Ann's, provides facilities for daily prayers and community gatherings.

The Hindu Temple and Community Centre at 215 Carlton Road, Nottingham NG3 2FX, serves the Hindu community with regular worship services and cultural events.

Guru Nanak Sat Sang Gurdwara, located at 60-62 Forest Road West, Nottingham NG7 4EP, welcomes the Sikh community for worship and community services.

Nottingham Buddhist Centre, at 9 St Mary's Place, Nottingham NG1 1PH, offers meditation sessions and teachings.

Transport Links:

Bus: Luther Close with bus routes NCT Sky Blue 40, 40X and 41

Train: Nottingham Railway Station (1.9 km) for easy rail travel

Tram: Accessible via Lace Market Tram Stop to the city centre and beyond.

Car: Well-connected by road, with routes leading into the city and surrounding areas such as Mapperley, Gedling, Hyson Green, Radford and Sherwood.

This fantastic property is for those seeking a well-connected and comfortable home. Don't miss out - book a viewing today!

For further details or to arrange a viewing, please get in touch.

*DISCLAIMER: Please ensure to seek your own financial advice whenever making any type of investment

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your co-operation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly regarding furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in the sales particulars.

Please make sure you carefully read and agree with the contract before signing these documents.

Norman Galloway Sales & Lettings are registered with:

* Property Redress, with reference: PRS01969.

* Information Commissioners' Office, with reference: ZA251605

* Client Money Protect, with reference: CMP002689

Council Tax Band: A (Nottingham City Council)

Tenure: Leasehold (88 years)

Ground Rent: £10 per year

Service Charge: £100 per year

Parking options: On Street

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Rights & easements: Public right of way

Entrance/Hallway

WC

Bedroom 1

Bedroom 2


Bathroom

Living room

Kitchen



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	71
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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