



9 Spring Gardens, Bilborough, NG8 4JN
£125,000 Leasehold


MARTIN&CO

Spring Gardens, Bilborough

2 Bedrooms, 1 Bathroom

£125,000

- Two Bedroom First Floor Apartment
- Refitted Bathroom
- Modern Kitchen
- Spacious Lounge/Diner
- Allocated Parking
- No Onward Chain
- Ideal FTB or BTL

Being brought to the market with no onward chain this two bedroom first floor apartment benefits from a modern and neutral interior alongside a refitted bathroom and makes for an ideal first time purchase or buy to let opportunity. The property briefly comprises of an entrance hall, fitted kitchen, spacious lounge/diner, two double bedrooms and bathroom. Situated in this popular residential development the property also benefits from an allocated parking space and there is also further visitor parking.

Energy Efficiency Rating

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



HALLWAY Accessed via an entrance hall leading through to the hallway which has access to all rooms and has wood effect laminate flooring, two storage cupboards, wall mounted radiator, intercom system and fitted ceiling spotlights.

LOUNGE/DINER 15' 1" x 13' 6" (4.6m x 4.11m) With wood effect laminate flooring, uPVC double glazed window, TV aerial and phone points, wall mounted radiator and two ceiling lights.

KITCHEN 9' 5" x 8' 9" (2.87m x 2.67m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, ceramic floor tiling, wall mounted radiator, uPVC double glazed window and ceiling light.

MASTER BEDROOM 13' 2" x 8' 10" (4.01m x 2.69m) With fitted carpet, wall mounted radiator, uPVC double

glazed window and ceiling light.

BEDROOM TWO 9' 6" x 7' 6" (2.9m x 2.29m) With fitted carpet, wall mounted radiator, uPVC double glazed window and ceiling light.

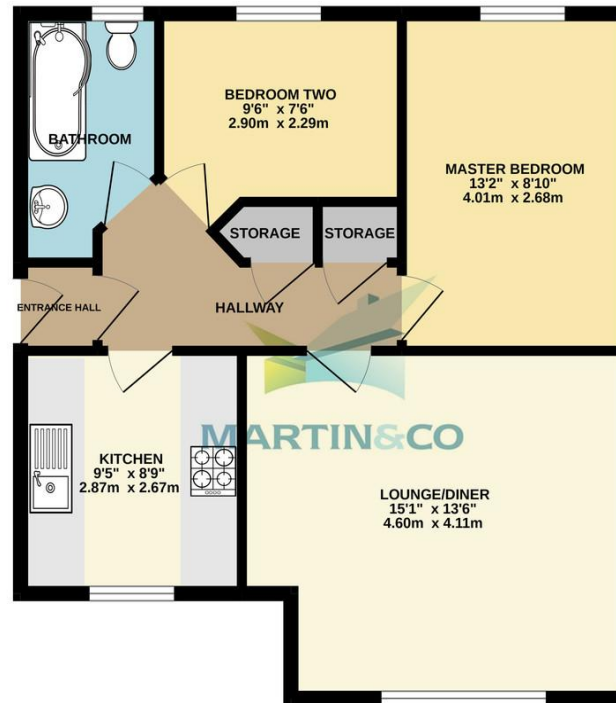
BATHROOM Refitted bathroom comprising of a P-Shaped panelled bath with chrome mixer tap and shower riser over, low flush w.c., pedestal wash hand basin, ceramic floor and wall tiling, heated towel rail, opaque uPVC double glazed window and fitted ceiling spotlights.

EXTERNAL The property benefits from an allocated parking space with additional visitor parking spaces.





GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.3 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 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 is given to their operability or efficiency can be given.
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