



## **18 THE ZONE, NOTTINGHAM, NG1 1EJ**

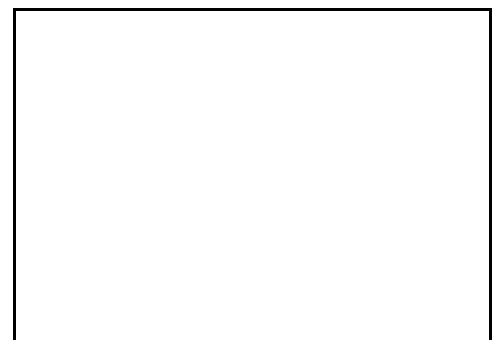
### **ASKING PRICE £90,000**

Purpose built second floor apartment within this modern city centre development. Spacious double bedroom. Large open plan lounge, fully fitted kitchen with appliances, 3-piece bathroom with shower, gas central heating, double glazing, lift access.

EPC rating C

Council Tax Band B

Being sold with sitting tenant who has lived at the property for approx 17 years, monthly rent £410



**THE ACCOMMODATION COMPRISES**

**COMMUNAL ENTRANCE FOYER**

With intercom and code access to control entry, the common parts are serviced with a central stairway and lift to all floors

**PRIVATE ENTRANCE HALL**

With intercom handset, access door, radiator, telephone point and large walk-in storage/cloaks cupboard.

**BATHROOM**

Fitted with a three piece suite in white, glazed shower screen and mains shower over bath, tiled around the fittings.

**BEDROOM**

*11'10" x 9'2" (3.61 x 2.79)*

Double glazed window looking out to the side, central heating radiator.

**OPEN PLAN LOUNGE**

*21'9" x 9'0" (6.62 x 2.74)*

The lounge area has a double glazed window overlooking the side, central heating radiator, TV aerial point, central heating radiator. Open plan to:-

**FULLY FITTED KITCHEN**

*7'9" x 8'7" (2.36 x 2.62)*

Fitted with a range of wall and base units with a variety of cupboard and drawer fronts, incorporates washer/dryer, stainless steel one and a half bowl and drainer sink, integrated stainless steel electric oven, four burner gas hob above, chimney style extractor over, integrated fridge, integrated gas central heating and hot water boiler.

**TENURE**

The property is held on a long leasehold with a payment of ground rent and service charge being due.


**SERVICES**

A mains supply of water, gas and electricity are believed to be connected to the property.

Note:- None of the mains service connections or appliances or installations have been tested by Spencer Birch therefore no warranties are given or implied.

**VIEWING**

By prior appointment through the agents, Spencer Birch, tel: (0115) 9413678.

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

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