



Lesley
Greaves
estate & letting agents





Guide Price £110,000 -£120,000

Elm Close
Mapperley Park
Nottingham
NG3 5AH

EPC Rating 'E'

Looking for an alternative to a bungalow? Ground floor apartment complete with garage and communal garden. In brief the modern accommodation comprises an entrance hallway with secure door entry system, living room, inner hall, kitchen, bathroom and two bedrooms. Outside the property benefits from a garage in a block and communal maintained gardens. This property is in a popular, established residential area close to Nottingham City Centre, Mapperley top and public transport links as well as recreational and leisure facilities.





ENTRANCE DOOR TO:-

ENTRANCE HALL

Parquet flooring, storage cupboard housing electric meters, intercom, doors to living room and kitchen.

LIVING ROOM

15' 3" x 13' 5" (4.66m x 4.10m)

uPVC double glazed window to the front, dado rail, coving to the ceiling, feature fireplace with electric fire, electric heater and a door to:-



INNER LOBBY

Doors to two bedrooms, family bathroom and kitchen. Storage cupboard housing hot water tank and an electric heater.

KITCHEN

12' 9" x 7' 4" (3.89m x 2.26m)

With a range of fitted wall and base units, laminate work-surfaces, composite sink with mixer tap, fitted gas hob and electric oven, spaces for a dishwasher, fridge freezer and washing machine, tiled flooring, tiled splash backs, coving to the ceiling, uPVC double glazed window to the rear and a door to the rear entrance.



FAMILY BATHROOM

Three piece suite comprising a low level WC in unit, sink in vanity with mixer tap, shower cubicle with electric shower, fully tiled walls and floor. Spot lights to the ceiling, wall mounted electric heater, chrome heated towel rail, coving to the ceiling and a uPVC double glazed opaque window to the rear.

MASTER BEDROOM

15' 3" x 10' 0" to the back of wardrobes
uPVC double glazed window to the front, fitted wardrobes and cupboards, coving to the ceiling and an electric heater.

BEDROOM TWO

12' 4" x 9' 10" to the maximum (3.77m x 3.02m)
uPVC double glazed window to the rear, coving to the ceiling, electric heater and fitted storage.

PARKING

The current owner currently rents a parking space for £15pcm. You can make your own enquires with Elm Close Management if you would like to rent a car parking space.

GARAGE

A short walk away from the apartment, situated within a block with an up and over door.

LEASE INFORMATION

Lease length- 999 year from 9th September 2008
Ground rent- Shared Free Hold
Service charge- £126.50pcm
The management company are Elm Close Management.

Tenure: Leasehold

Council Tax Band A

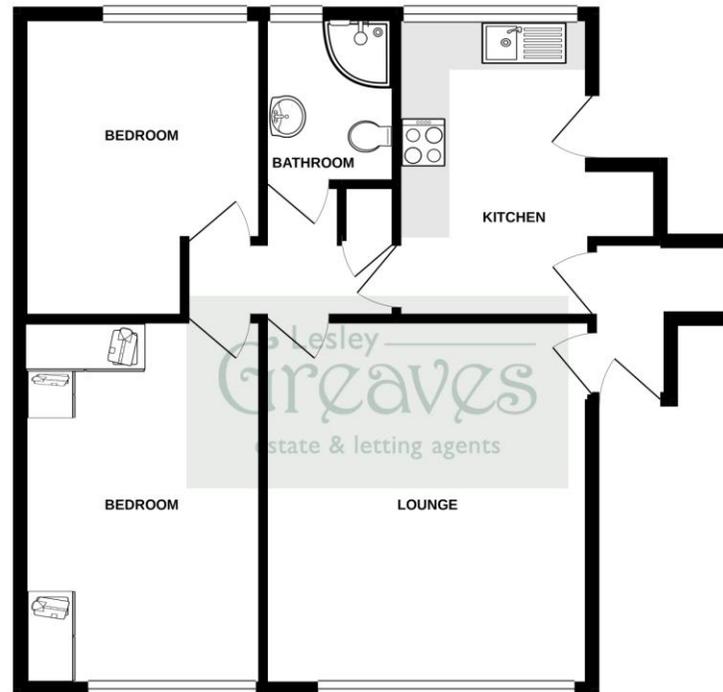
Local Authority: Nottinghamshire City Council

Property Directions:

Leaving the Nottingham City Centre along Mansfield Road, turning left onto Redcliffe Road, turn right onto Elm Bank, Elm Close is to the right where the property can be found on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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 as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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