



£175,000

Elmsdale Gardens, Burton Joyce, Nottingham NG14 5BF

EPC Rating D



A well presented first floor apartment with communal parking and offered for sale with no upward chain. Elmsdale Gardens is positioned in a lovely location off Lambley Lane in Burton Joyce and was designed for the over 55's. There are also communal gardens that can be enjoyed by all. In brief, this property comprises a communal entrance with stairs leading to the private front door on the first floor. The property has a hallway with a secure door entry phone and access to all rooms; a living room to the front with an electric fire, kitchen fitted with a range of wall and base units, a re-fitted modern shower room and two double bedrooms, one of which is currently used as dining room. Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.

- Leasehold - 125 Year lease with 96 years remaining.
- Current Service Charge of £90 a quarter to include Buildings Insurance.
- Council Tax Band B

EPC Rating D

*Any perspective purchaser must confirm with their own solicitor that the details regarding the lease and service charge are correct before purchasing the property

LIVING ROOM 12' 4" x 11' 11" (3.76m x 3.63m)

KITCHEN 12' 3" x 7' 9" (3.73m x 2.36m)

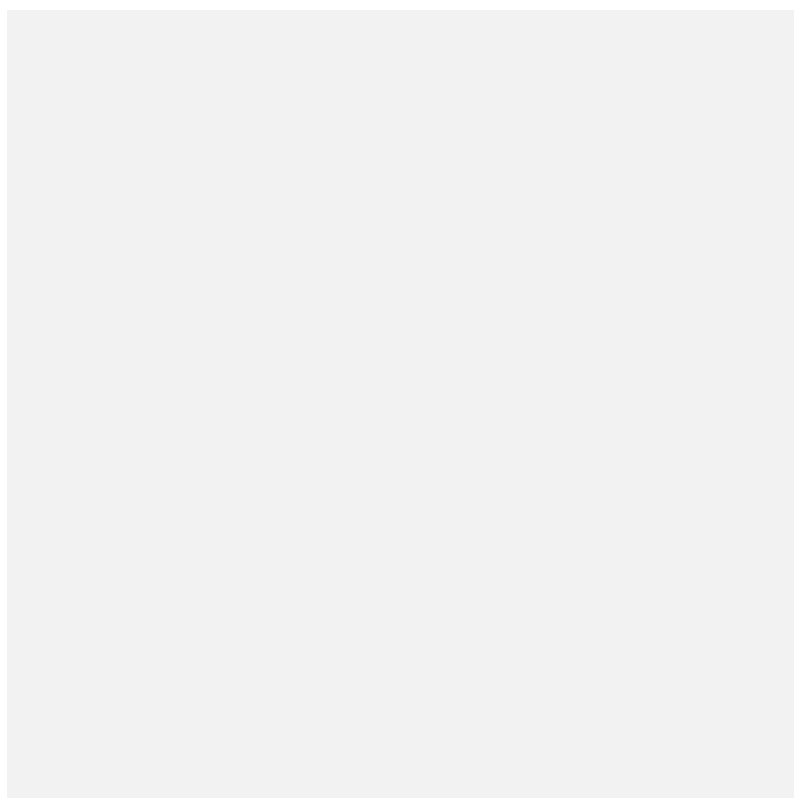
SHOWER ROOM 9' 1" x 7' 1" (2.77m x 2.16m)

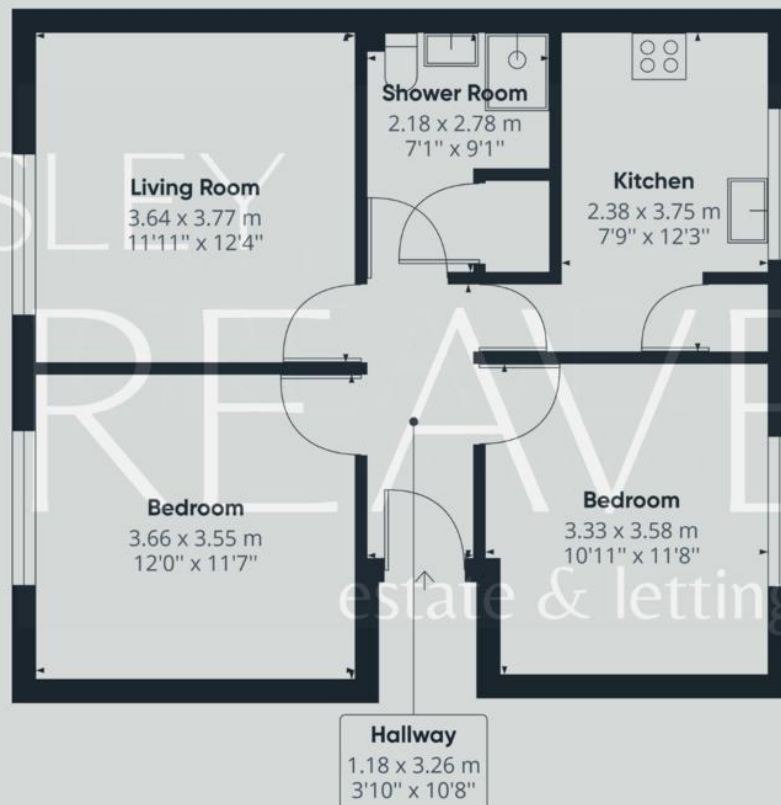
BEDROOM ONE 12' 0" x 11' 7" (3.66m x 3.53m)

BEDROOM TWO 11' 8" x 10' 11" (3.56m x 3.33m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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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.

