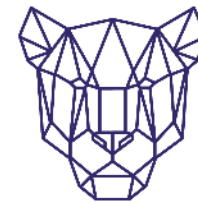


Flat 1, 34 Magdala Rd, Nottingham, NG3 5DF

Offers in the region of £280,000



**PANTERA
PROPERTY**



Flat 1, 34 Magdala Rd, Nottingham, NG3 5DF

Offer in the region of £280,000

- Ground floor/Basement Flat
- Three Bedrooms
- Single Garage and One-off Street Parking Space
- Modern Throughout
- Vacant Possession
- No Onwards Chain

Contacts:

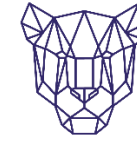
To enquire about this property or for further information, please get in touch with:

George Strachan

0330 118 6610

George@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on it's own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars: (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order: (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.



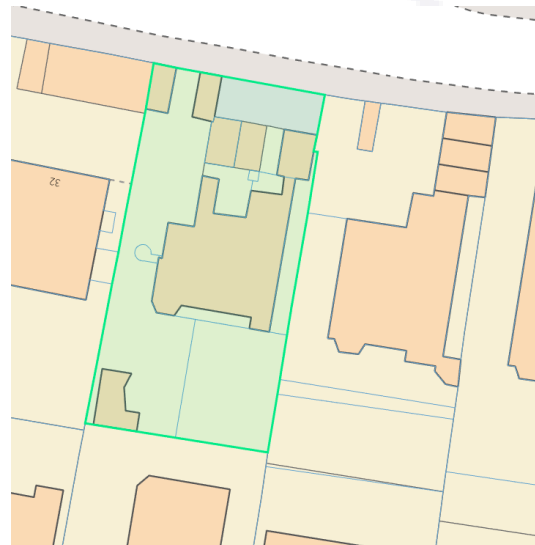
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DESCRIPTION

Pantera Property offer to the market a three-bedroom basement/ground floor flat, providing a driveway and large communal rear garden.

The property offers a reception room, kitchen, utility, the house bathroom and three bedrooms. two providing ensuites.

125 years commencing on 1 April 2009 with 110 years remaining on the lease.



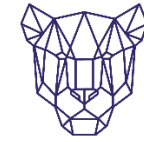
LOCATION

The property is located in Nottingham, on Magdala Road, which can easily be accessed off either the A60 or Woodborough Road. Specifically, the property is situated in a predominately residential area with an extensive range of local amenities within walking distance to local shops, cafes and restaurants.

VIEWINGS

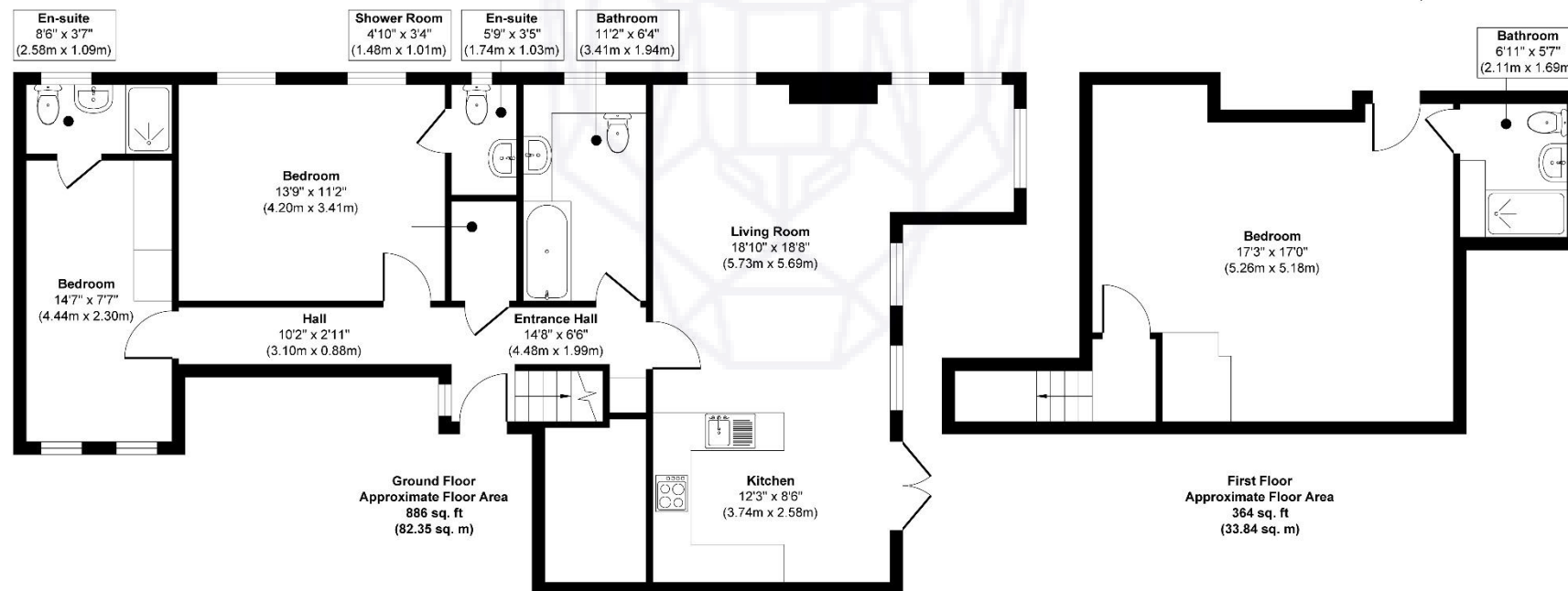
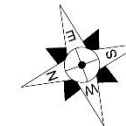
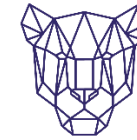
Please call George at Pantera Property for viewing arrangements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		



PANTERA
PROPERTY





Approx. Gross Internal Floor Area 1250 sq. ft / 116.19 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.