



Derby Road, Nottingham, NG1 5AW
£150,000 Leasehold


MARTIN&CO

Derby Road, Nottingham

2 Bedrooms, 1 Bathroom

£150,000

- Two Bedroom First Floor Flat
- Private Entrance
- Excellent Location
- Modern & Neutral Interior
- No Onward Chain
- Ideal FTB or BTL
- Long Lease

Offering a modern and neutral finish throughout and affording an excellent location with easy access to the array of local amenities and transport links, this two bedroom first floor apartment benefits from a private entrance and comprises of an open plan living/dining/kitchen, two bedrooms and a refitted shower room. The property makes an ideal first time purchase or investment opportunity and is being sold with no onward chain.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL Accessed via an external uPVC door with fitted carpet, wall mounted radiator, opaque uPVC double glazed window to the side elevation, stairs rising to the first floor and ceiling light.

LANDING With a fitted carpet, loft hatch and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 21' x 12' 10" (6.4m x 3.91m) There is a bright open plan lounge/diner with fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light. The modern fitted kitchen offers a range of high and low level units with a squared edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, integrated electric oven, inset gas hob with extractor hood over, integrated washing machine and fridge with ice box, wood effect laminate flooring, uPVC double glazed window to the front elevation and a ceiling light.

MASTER BEDROOM 11' 10" x 10' 4" (3.61m x 3.15m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 3" x 6' 7" (3.43m x 2.01m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

SHOWER ROOM Comprising of a fitted suite with a corner shower enclosure with a mains fitted mixer bar shower, a low flush w.c., vanity wash hand basin, wood effect laminate flooring, chrome heated towel rail and ceiling light.

LEASE INFORMATION Annual Service Charge Estimate:
Annual Ground Rent:
Remaining Years On Lease: 982 Years







Martin & Co Nottingham City

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ
T: 0115 8533230 • E: nottingham@martinco.com

0115 8533230

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.