



The Babington, Leen Court, Leen Gate, NG7 2HU
£125,000 Leasehold

The Babington, Leen Court, Leen Gate

2 Bedrooms, 1 Bathroom

£125,000

- Two Bedroom First Floor Apartment
- Well Proportioned
- Private Balcony
- Walking Distance To Queens Medical Centre
- Excellent Transport Links
- No Onward Chain
- TLC Required

Affording an unbeatable location just steps from the Queens Medical Centre, this two bedroom first floor flat offers a fantastic opportunity either for investors seeking a buy to let opportunity or first time buyers seeking an affordable first home. The accommodation comprises of a hallway leading to a spacious open plan lounge/diner with French doors to large a private balcony, fitted kitchen, two bedrooms and a modern bathroom. Requiring some TLC throughout the

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



apartment is attractively priced and provides an excellent opportunity for a buyer to put their own stamp on. Benefitting from a permit parking space and excellent transport links early viewing is strongly recommended.

HALLWAY With vinyl flooring, airing cupboard with washing machine plumbing, intercom system, electric storage heater and two ceiling lights.

LOUNGE/DINER 18' x 13' (5.49m x 3.96m) With vinyl floor covering, window to the front elevation and French doors to the private balcony, electric storage heater and two ceiling lights.

KITCHEN 6' 11" x 6' 8" (2.11m x 2.03m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, integrated electric twin oven, inset electric hob with extractor hood over and backslash, vinyl floor covering, integrated dishwasher, window to the front elevation and ceiling light.

MASTER BEDROOM 13' 1" x 8' 9" (3.99m x 2.67m) With fitted carpet, two uPVC double glazed windows to the rear elevation, electric storage heater and ceiling light.

BEDROOM TWO 10' 8" x 7' 11" (3.25m x 2.41m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted electric heater and ceiling light.

BATHROOM With a panelled bath with an electric shower over, low flush w.c., pedestal wash hand basin, vinyl flooring, chrome heated towel rail and ceiling light.

EXTERNAL With a private decked balcony and a permit parking space within the residents car park.









Martin & Co Nottingham

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.