

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



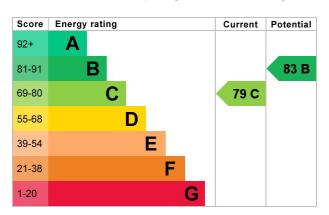
## The Babington, Leen Court, Leen Gate

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









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/DINE R 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**

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