



Wellington Villas, Nottingham, NG7 1NP
£125,000 Leasehold

Wellington Villas, Nottingham

1 Bedroom, 1 Bathroom

£125,000

- One Bedroom Top Floor Flat
- Living Room With Exposed Brickwork & Great Views
- Spacious Double Bedroom
- Refitted Bathroom
- Communal Gardens
- Permit Parking
- Ideal FTB or BTL

Situated on the fringe of the City Centre and affording charm and character throughout, this one bedroom top floor apartment makes for an ideal first time purchase or buy to let opportunity. The accommodation comprises of a hallway with fitted storage, living room with exposed brick chimney and great, far reaching views, a fitted kitchen, spacious double bedrooms and a re-fitted bathroom offering a sleek and contemporary finish. Externally, the property has

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



communal gardens and on road permit parking is available.

HALLWAY With fitted carpet, storage cupboard, airing cupboard, loft hatch and two ceiling lights.

LIVING ROOM 13' 2" x 13' 1" (4.01m x 3.99m) With fitted carpet, uPVC double glazed window and two Velux windows, electric fire and surround with exposed brick chimney breast, wall mounted electric heater and ceiling light.

KITCHEN 7' 4" x 6' 9" (2.24m x 2.06m) It's a range of high and low level units with a rolled edge worktop over increasing a stainless steel sink and drainer, splash back tiling, cooker point, washing machine plumbing, Velux window and ceiling light.

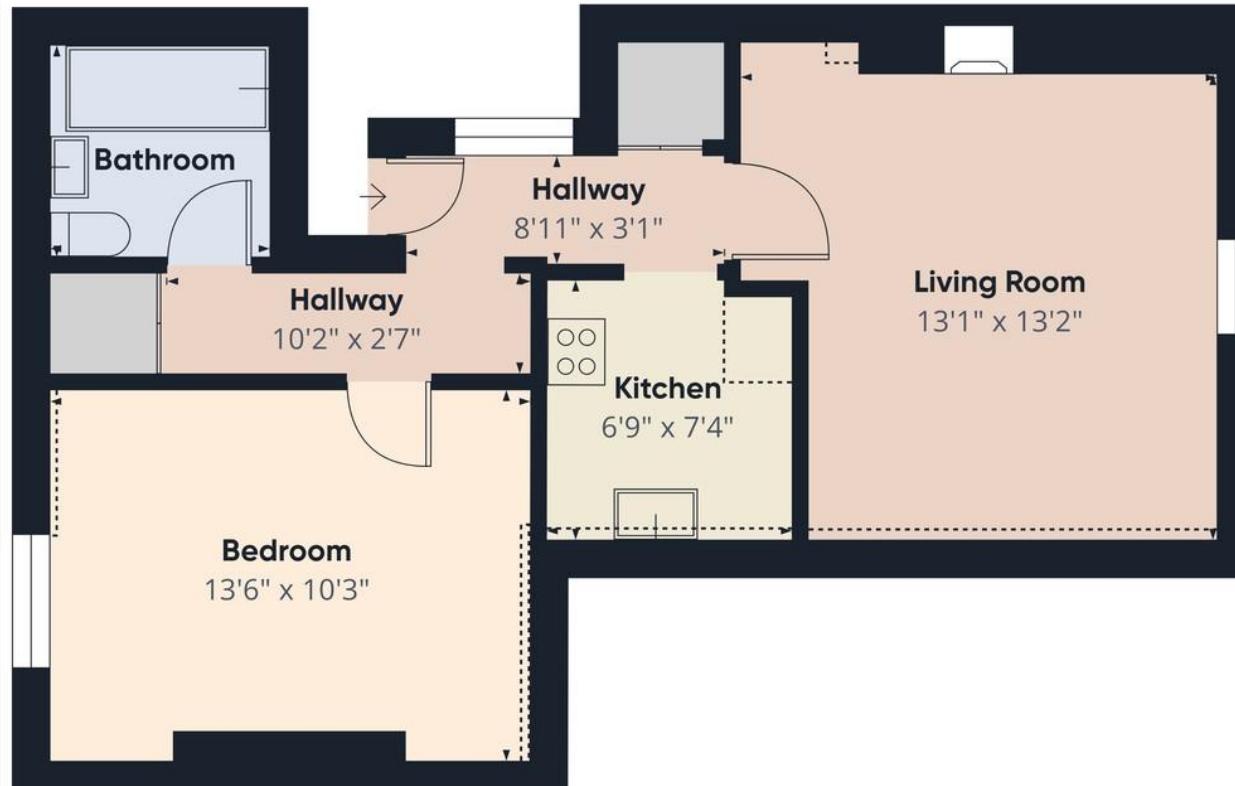
BEDROOM 13' 6" x 10' 3" (4.11m x 3.12m) With fitted carpet, wall mounted electric heater, uPVC double glazed window and ceiling light.

BATHROOM Comprising of an L-shaped panelled bath with mixer tap and a mains fed mixer bar shower over, vanity wash hand basin and low flush w.c. unit, wall panelling and ceiling light.

EXTERNAL The property shares communal gardens and grounds and there is on road permit parking available.







Approximate total area⁽¹⁾

460 ft²

Reduced headroom

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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