



2

Bedrooms



1

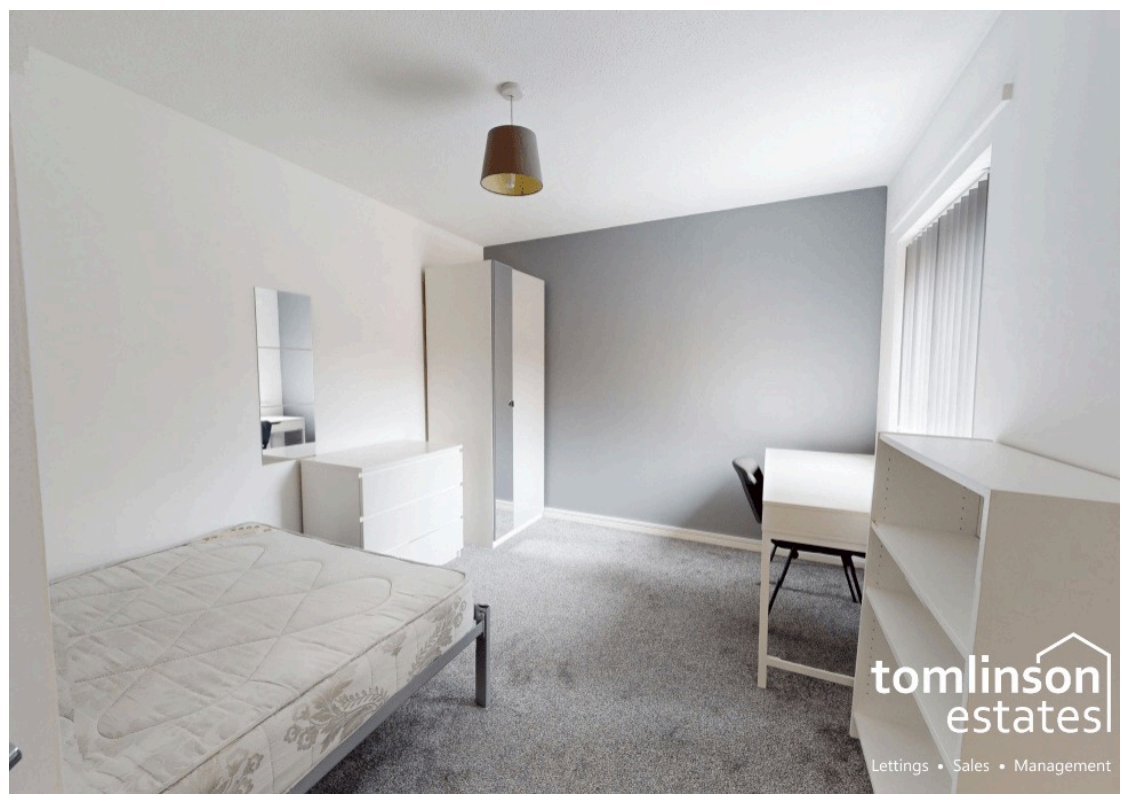
Bathroom



1

Receptions





- On street parking available
- Two double bedrooms
- No chain
- Ideal for investor or first time buyer
- First floor

2 Bedroom first floor apartment situated in Wollaton. The property is conveniently located near several highly-rated schools, including Fernwood School and Bluecoat Academy as well as the University of Nottingham. The M1 is just a short drive away, convenient for daily commutes or weekend trips to nearby cities. The nearest bus stop is a 2 minute walk with direct routes to the city centre. Sold with vacant possession and no chain.

The area boasts nearby outdoor spaces such as Wollaton Park, perfect for weekend strolls, picnics, and recreational activities. The neighbourhood is known for its low crime rates and minimal traffic, ensuring a peaceful and safe living environment.

The property is accessed via a covered staircase within a private courtyard. On street parking is available close to the property.

Lease length remaining: 86 years

Ground rent: £10 pa

Service charge: £905.16 pa

- Council tax band: A


- EPC: C

- Furniture not included but can be purchased separately.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Address: Wollaton, Nottingham, NG8