



EDLIN & JARVIS  
ESTATE AGENTS

18 Youngs Avenue, Fernwood, NG24 3FG

Price Guide £110,000









# 18 Youngs Avenue

Fernwood, NG24 3FG

- Two Bedroom First Floom Apartment
- Council Tax Band A & EPC D
- Allocated Parking Space
- Leasehold
- Shower Room
- Well Presented
- Ideal Investment/First Time Buy
- Electric Heating
- Cul De Sac Location
- Own Entrance Hall

\*\*\*BEAUTIFUL FIRST TIME BUYER HOME\*\*\* GUIDE PRICE £110,000 to £120,000. This well presented first floor apartment property is located in a cul de sac position on Youngs Avenue in the delightful Fernwood area. This lovely first time buyer home boasts a cosy reception room, perfect for relaxing, kitchen and shower room. With two comfortable bedrooms, there is ample space for a small family or guests to stay over.

The property benefits from electric heating, UPVC double glazing, allocated parking and the added bonus of its own entrance hall.

This property is located within the popular area of Fernwood which has many amenities to include a primary school, a village hall, convenience store, parks, gym, coffee shop, tennis courts and a vets. Fernwood is a favourite for commuters as it has easy access to the A1.

Please note this property is leasehold and has 134 years remaining on the lease and the service charge is approximately £748.56 per year and the ground rent is approximately £135 per year.

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**Entrance**

**Landing**

**Lounge**

11'6 x 10'2 (3.51m x 3.10m)

**Kitchen**

10'2 x 5'10 (3.10m x 1.78m)

**Bedroom One**

10'2 x 10'2 (3.10m x 3.10m)

**Bedroom Two**

9'8 x 7'8 (2.95m x 2.34m)

**Shower Room**

7'8 x 5'4 (2.34m x 1.63m)





## Directions

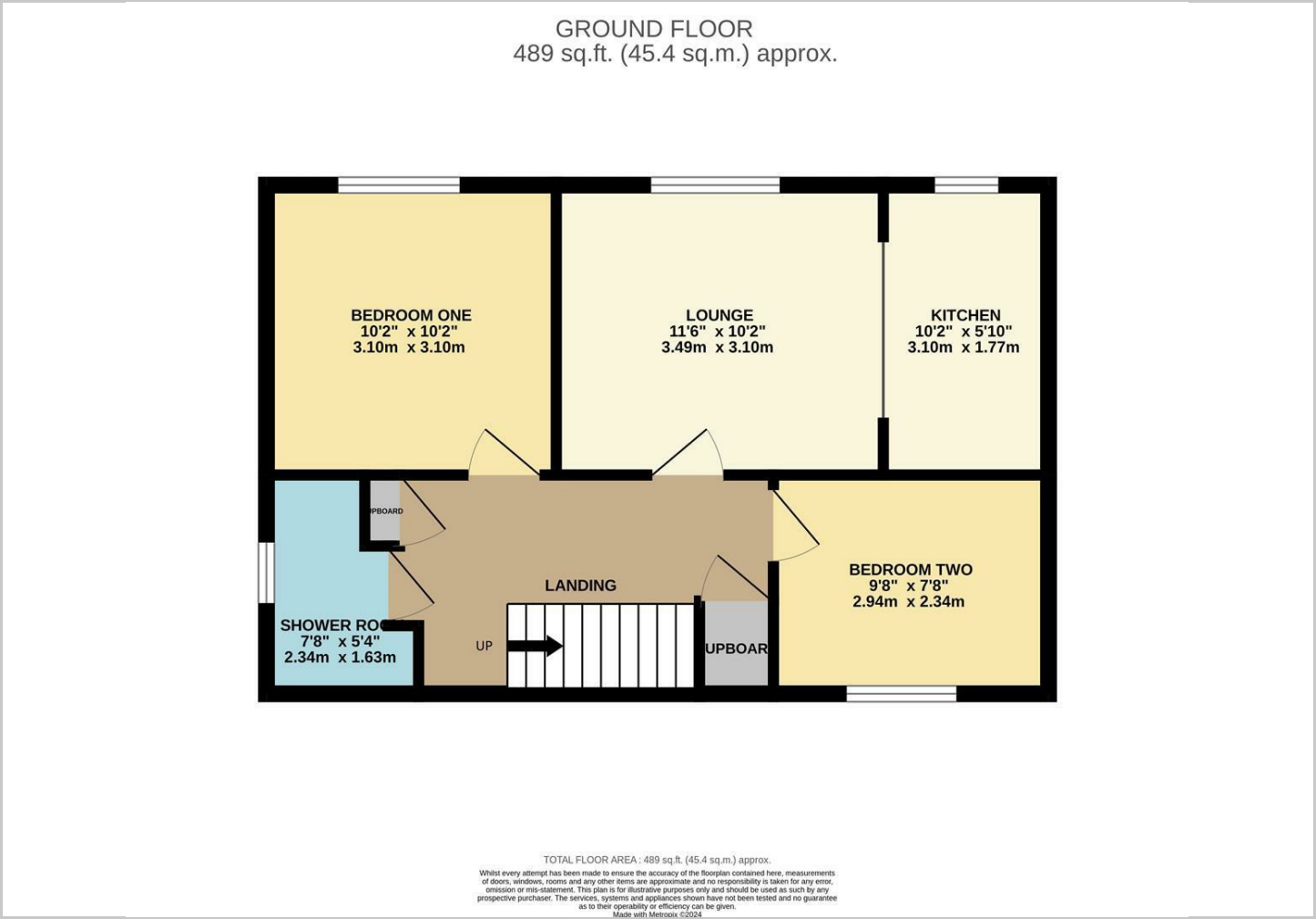








Floor Plans

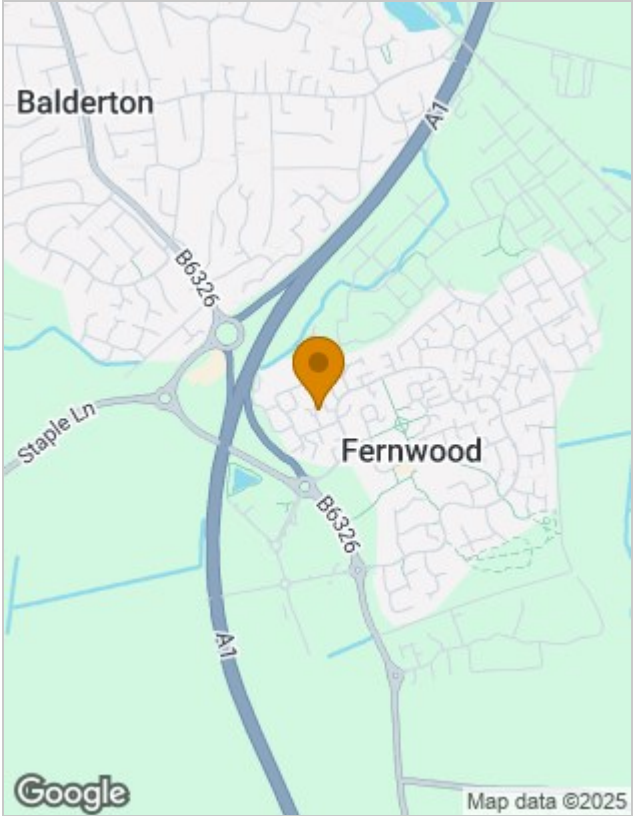


Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

