



**DavidJames**  
the estate agent

**Potters Hollow, Bulwell, Nottingham, NG6 8PB**

**Guide Price £110,000**

# About This Property

Introducing a modern first-floor apartment, now available for purchase without the complication of an upward chain! This property is ideally located for those seeking easy access to public transport, with both bus and tram links readily available for a seamless commute to Nottingham City Centre. It presents an excellent opportunity for first-time buyers or those looking for a promising investment!

Upon entry, you are greeted by a private porch which in turn leads to the entrance hall that houses a built-in storage cupboard. The apartment opens up into a bright and spacious lounge, providing ample room for relaxing. The well-appointed kitchen is fitted with a variety of units and equipped with a range of appliances.

Accommodation within the apartment comprises two double bedrooms, complemented by the bathroom which is fitted with a three-piece suite.

Further enhancing the appeal of this apartment is UPVC double glazing, gas central heating and an intercom system linked to the main communal entrance door for added peace of mind.

Externally, the property benefits from allocated parking, ensuring residents have a designated space for their vehicle.

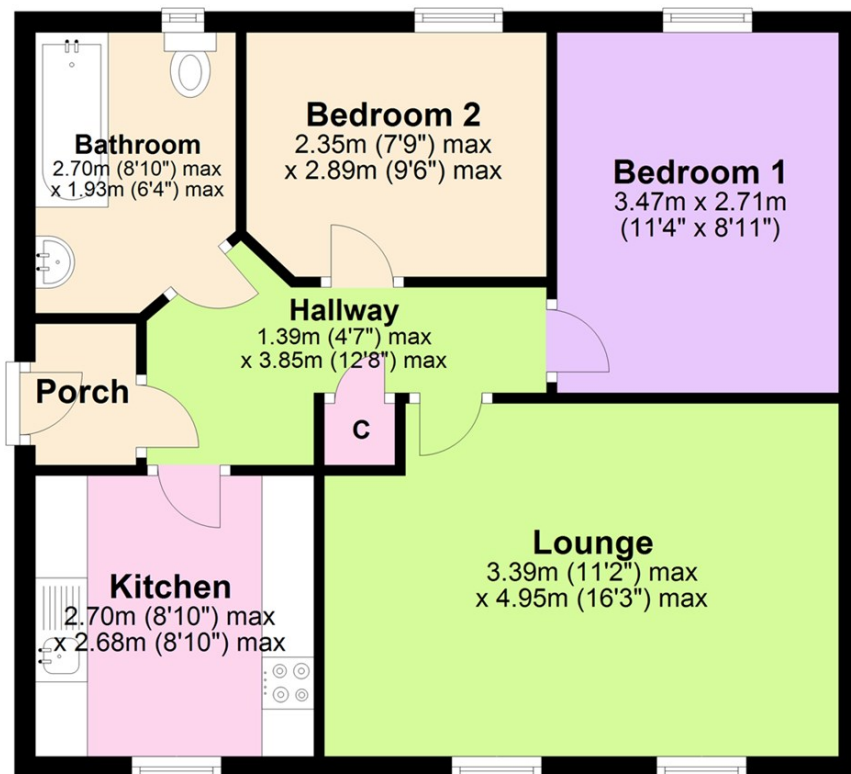


- Modern first floor apartment
- Two double bedrooms
- Spacious lounge
- Kitchen with various appliances
- Bathroom/WC with mains shower
- Gas central heating
- UPVC double glazing
- Intercom system
- Allocated parking
- Close to ample amenities and transport links

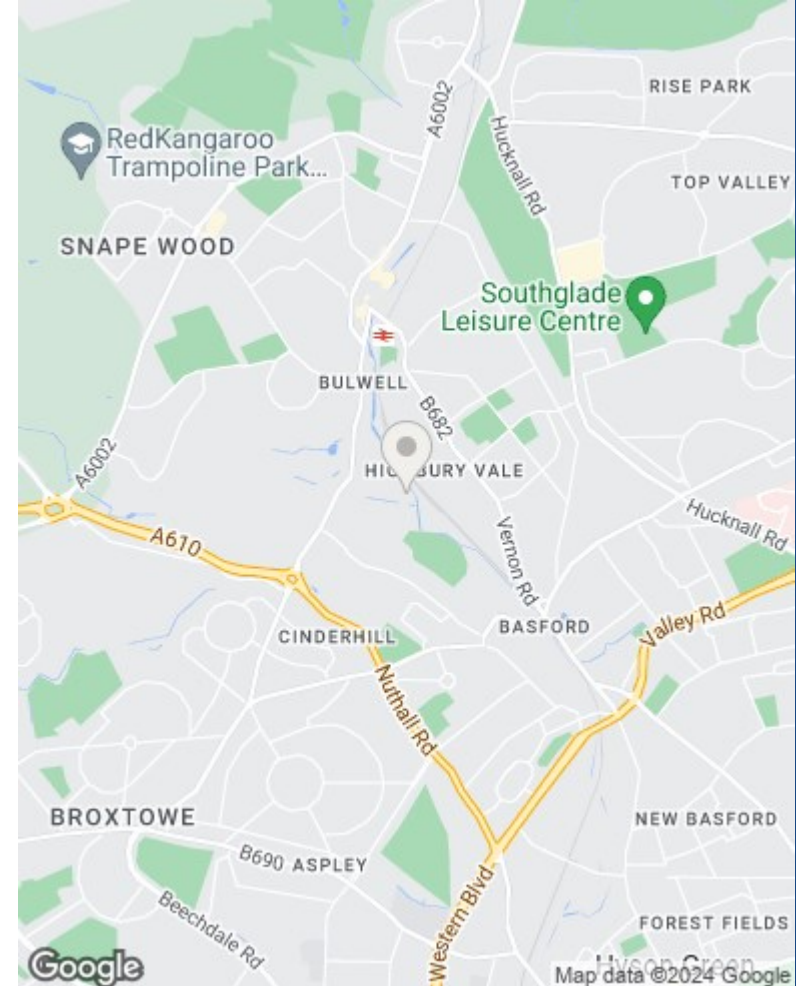


## First Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



Total area: approx. 53.8 sq. metres (579.0 sq. feet)



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**Council Tax Band: A**  
**Nottingham City Council**  
**Leasehold**

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**PROTECTED**

**The Property**  
**Ombudsman**