



 2

 1

 1

 C

DavidJames
the estate agent

Potters Hollow, Bulwell, Nottingham, NG6 8PB

Guide Price £100,000

About This Property

GUIDE PRICE £100,00 - £110,000 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.

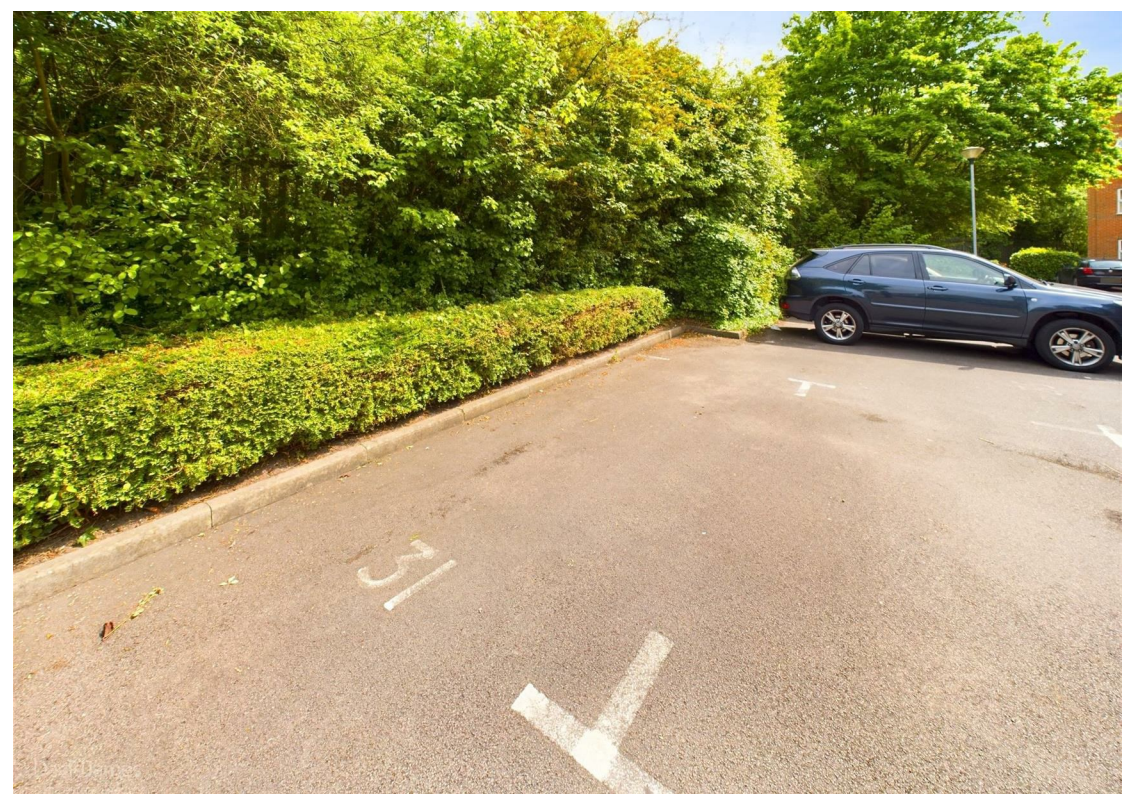


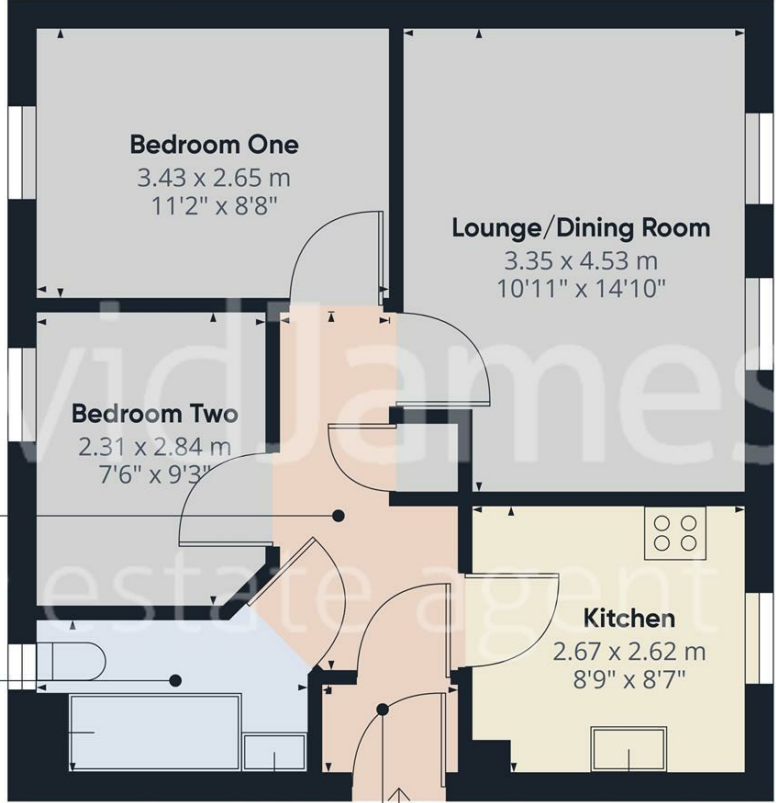
David James

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



David James





Hallway
1.04 x 3.44 m
3'4" x 11'3"

Bathroom
2.66 x 1.56 m
8'8" x 5'1"

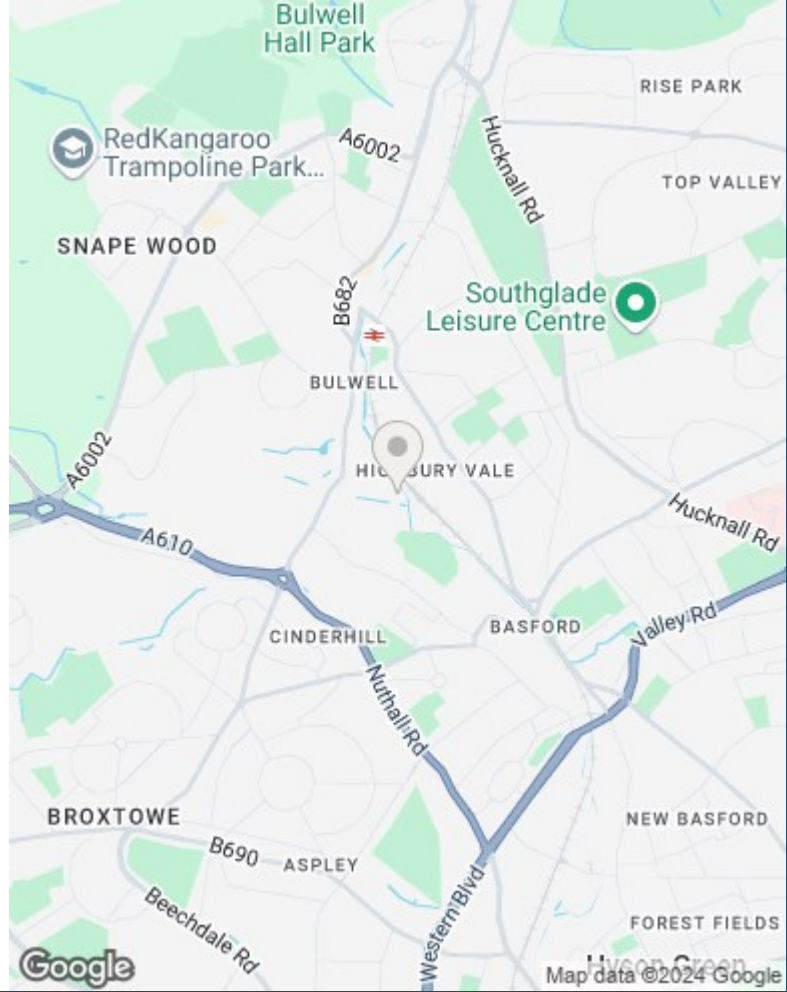
Entry
1.32 x 0.95 m
4'3" x 3'1"

Approximate total area*
48.85 m²
525.81 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Nottingham City Council
Leasehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

