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**DavidJames**  
the estate agent

**The Green Mews, Nottingham, NG5 5LN**

**Guide Price £110,000**

# About This Property

GUIDE PRICE £110,000 - £120,000 We are pleased to present this modern ground floor apartment which provides an excellent opportunity for both investors and first-time buyers alike! Offered to the market with no upward chain and a tenant already in place, this property promises immediate rental income for those looking to begin or expand their portfolio. Alternatively, this home would be perfect for those seeking a home close to the nearby Nottingham City Hospital alongside excellent frequent bus services which serve Nottingham City Centre and the surrounding areas!

As you step into the apartment, you're greeted by an entrance hall which has practical in-built storage cupboards which house both the boiler and the included freestanding washing machine.

The open-plan living area seamlessly integrates the lounge and dining kitchen space, with the kitchen area having a fitted range of units plus an integrated oven, hob and extractor alongside a freestanding dishwasher and fridge/freezer. From the kitchen, you'll also find access to a further versatile room which is currently utilised as storage but could function as a home office or occasional guest room.

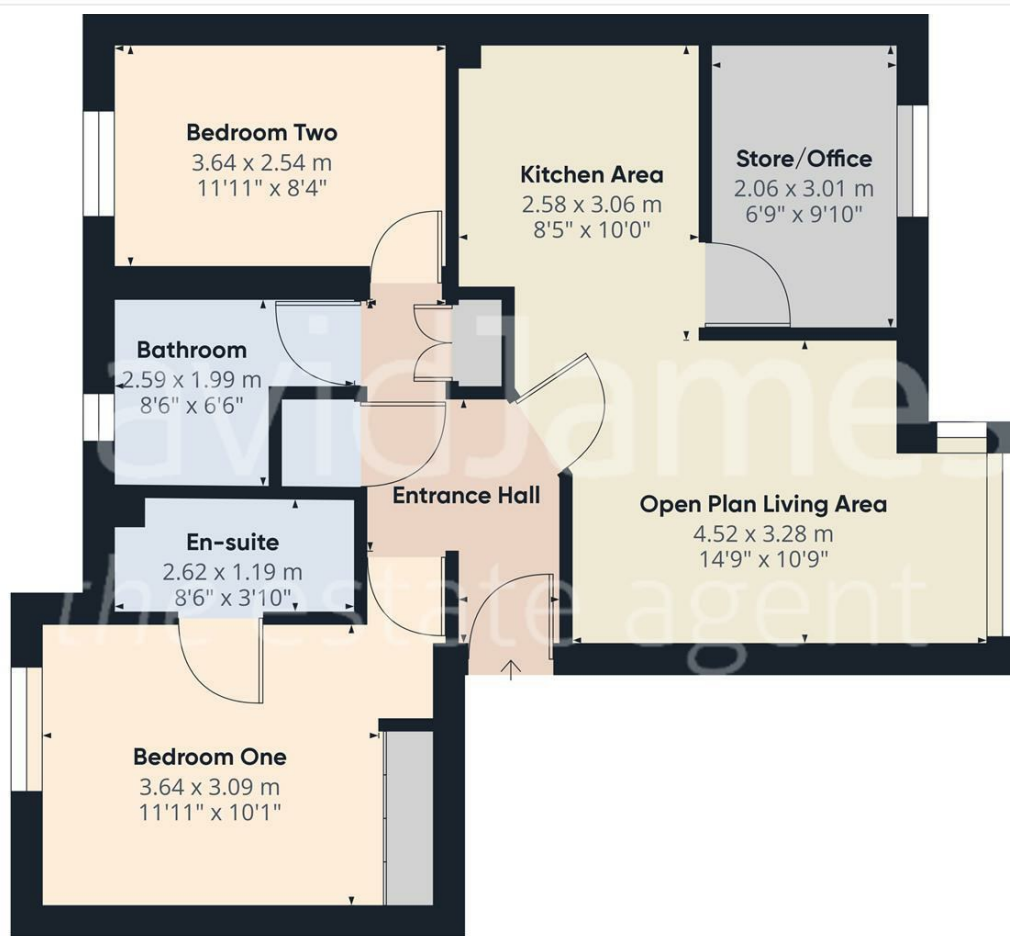
The property offers two double bedrooms with the main bedroom having both fitted wardrobes and an en-suite shower room featuring a three-piece suite. Additionally, the main bathroom is equipped with a three-piece white suite and an over-bath shower.

Outside, you'll find an allocated car parking space set within gated grounds alongside a variety of lawned communal garden areas which are maintained under the service agreement.



- Modern ground floor apartment
- Ideal for an investor with a tenant currently in-situ
- Offered to the market with no upward chain
- A short walk from Nottingham City Hospital and frequent bus services
- Initial entrance hall with useful storage
- Open plan living space with an adjoining store/office
- Fitted kitchen with a range of integrated and freestanding appliances
- Two bedrooms (main bedroom with an en-suite shower room)
- Bathroom with a three-piece white suite
- Allocated parking space set within a gated compound



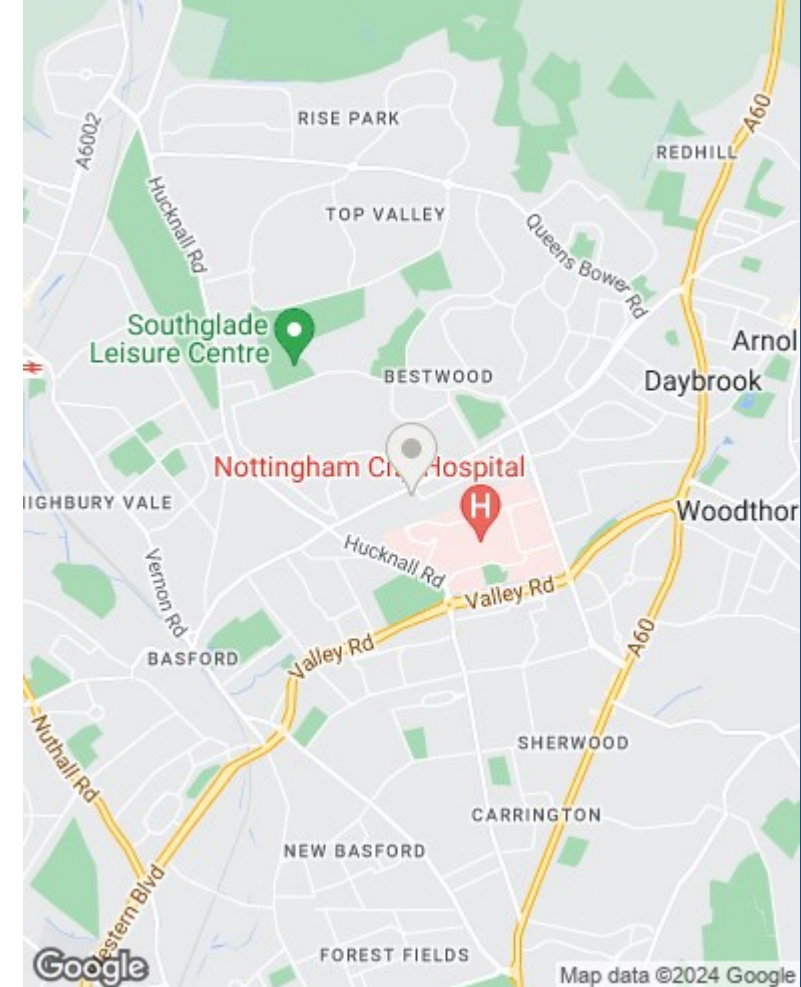


Approximate total area\*\*  
66.57 m<sup>2</sup>  
716.55 ft<sup>2</sup>

(\*) 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.

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**Council Tax Band:**

**Leasehold**

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