



**1 Williams Drive, Calverton – NG14 6BN**

Guide Price **£130,000**

**DavidJames**  
the estate agent





## 1 Williams Drive

Calverton, Nottingham

Ground floor 2 bed modern apartment offered with no chain! Well-presented throughout and ideal for a first-time buyer, investor or those seeking single-storey living. Viewing is highly recommended!

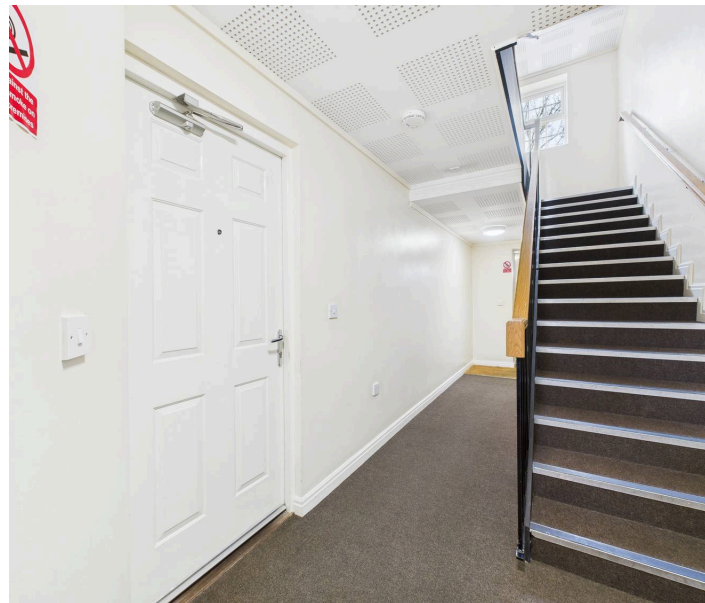
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

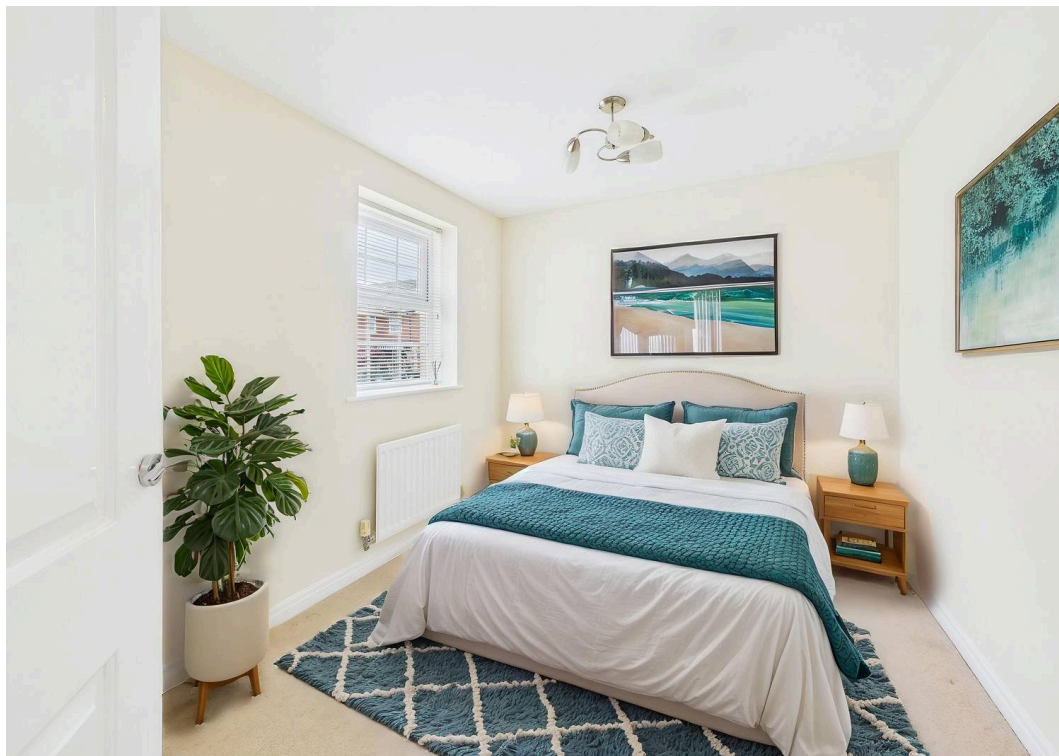
EPC Environmental Impact Rating: C

- Well-presented modern ground floor apartment
- Offered to the market with no upward chain
- Ideal for first-time buyers, investors or those seeking single-storey living
- Within easy reach of Calverton's amenities and a short walk from open countryside
- Bright, spacious and neutrally decorated open plan lounge/dining room
- Modern kitchen with integrated appliances
- Two bedrooms (main bedroom with in-built wardrobes and an en-suite)
- Modern bathroom/WC with a three-piece white suite and over-bath shower
- Gas central heating, UPVC double glazing and a security intercom system
- Allocated parking space to the rear













Approximate total area<sup>(1)</sup>

58.16 m<sup>2</sup>

626.03 ft<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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