

## Raleigh Square, Nottingham, Nottinghamshire NG7 4DN



**£120,000 Leasehold**



Welcome to your new home! This charming ground floor apartment offers comfort, convenience, and modern living. Nestled on the outskirts of Nottingham Town Centre, this property presents an excellent opportunity for both investors and homeowners alike. Seize the opportunity to make this property your own, with no onward chain, facilitating a smooth and swift transition to your new home.

Entering through a security door to the communal hallway leading to the property and alternative access is via the car park in which there is an allocated parking space. Upon entering the apartment, you're greeted by an entrance hallway, boasting a spacious storage cupboard perfect for stowing away your belongings. Step further into the space and discover an airy open plan living room and kitchen area, ideal for entertaining guests or relaxing after a long day. The living room features a convenient storage cupboard housing the boiler and double doors beckoning you to step outside onto the patio area, offering a tranquil spot for morning coffees or al fresco dining on sunny days. The apartment further comprises a well-appointed bathroom boasting tiled flooring and a contemporary three-piece suite comprising a bath, toilet, and sink. The double bedrooms offer comfortable retreats, with the master bedroom featuring built-in wardrobes providing ample storage space.

Don't miss out on the chance to make this delightful apartment your own. Contact us today to schedule a viewing and experience the convenience and comfort this property has to offer.

The property comprises of:

## Entrance

The property is accessed through a security door and door fob and video link into communal entrance hall. Alternative access is via the car park which has an electric door.

## Hallway

The apartment has a private front door which leads through to a 'T' shaped hallway. It is finished with laminate flooring and gives access to the open plan living room/kitchen area, bedrooms and bathroom. There is also a generously sized storage cupboard.

## Open Plan Living Room/ Kitchen

20'8" x 12'8"

with laminate flooring, storage cupboard housing the boiler, radiator and double doors leading to the patio. The kitchen area has vinyl flooring and is equipped with an electric oven and gas hob with overhead extractor, ample wall and base units for storage, sleek roll edge worktops, and a stainless-steel sink with draining board and under-counter space for a washing machine.

## Bedroom 1

### 18'3" x 10'1" + wardrobe

A double bedroom with carpet flooring, full length UPVC double glazed window, radiator and built in wardrobe.

## Bedroom 2

### 14'5" x 10'4"

A double bedroom with carpet flooring, full length UPVC double glazed window and radiator.

## Bathroom

With white tile flooring, white three-piece suite including bath with shower over, wash hand basin and wc, tiled splash backs, towel radiator and extractor fan.

## Leasehold Information

This property presents a unique opportunity, available for cash buyers only, with the option for either 50% or 100% ownership. With 77 years remaining on the lease and no ground rent to worry about, you can enjoy peace of mind in your investment. Additionally, the manageable service charge of £236.56 per month covers essential maintenance, ensuring hassle-free living.

## Agents Note

Gas, electricity, water, and drainage are connected. Council Tax Band- The local authority has advised us that the property is in council tax band B.

Tenure: Leasehold

These sales particulars have been prepared by Belvoir Nottingham Central upon the instruction of the vendor. Any services, equipment and fittings mentioned in these sales particulars have NOT been tested, and accordingly, no warranties can be given. Prospective purchasers must take their own enquiries regarding such matters. These sales particulars are produced in good faith and not intended to form part of a contract.

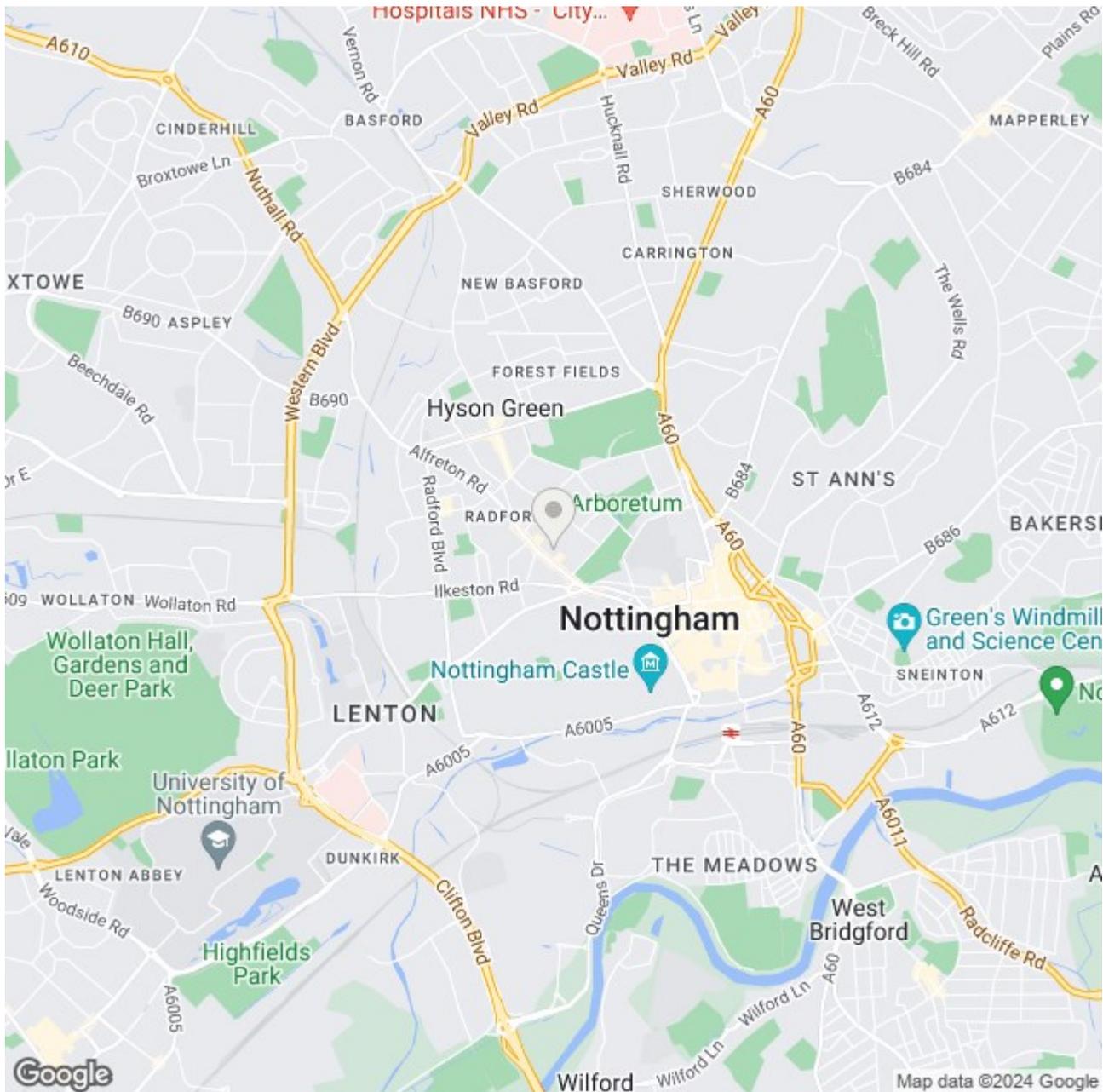


GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>77</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 &amp; Wales</b>	EU Directive 2002/91/EC	