

Alderney Street, Castle Gardens, Lenton, Nottingham NG7 1HD



£80,000 Freehold



Discover the hidden gem of urban living in this cozy studio apartment, nestled on the tranquil 3rd floor. This property holds immense potential for those with a keen eye for renovation and design.

Step inside to find an open living area with a modest bedroom area and a fitted kitchen.

A separate bathroom offers functionality and convenience, awaiting your transformative vision.

Outside, a charming balcony beckons, offering serene views of a picturesque pond. Imagine leisurely mornings and peaceful evenings spent soaking in the tranquil atmosphere.

Sold with no onward chain, this property invites you to unleash your creativity and reimagine its full potential.

Council Tax Band: A

EPC rating: On Order

Tenure: Leasehold

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The property briefly comprises of:-

Living/ bedroom/ kitchen

18'2" x 14'11"

Entering through a wooden door, to the living and bedroom area, with carpet flooring, entry telecom, storage heater, fuse box, metal framed sliding door to the rear elevation leading out onto the balcony.

To the kitchen area there is vinyl flooring, cream with wooden trim wall and base units and drawers, electric fan heater, wood effect roll edge worktops, cream wall tiles above the worktop, under counter fridge-freezer, under counter washing machine, freestanding electric oven and hob, stainless steel sink with draining board, wooden framed single glazed window to the rear elevation.

Bathroom

11'1" x 5'6"

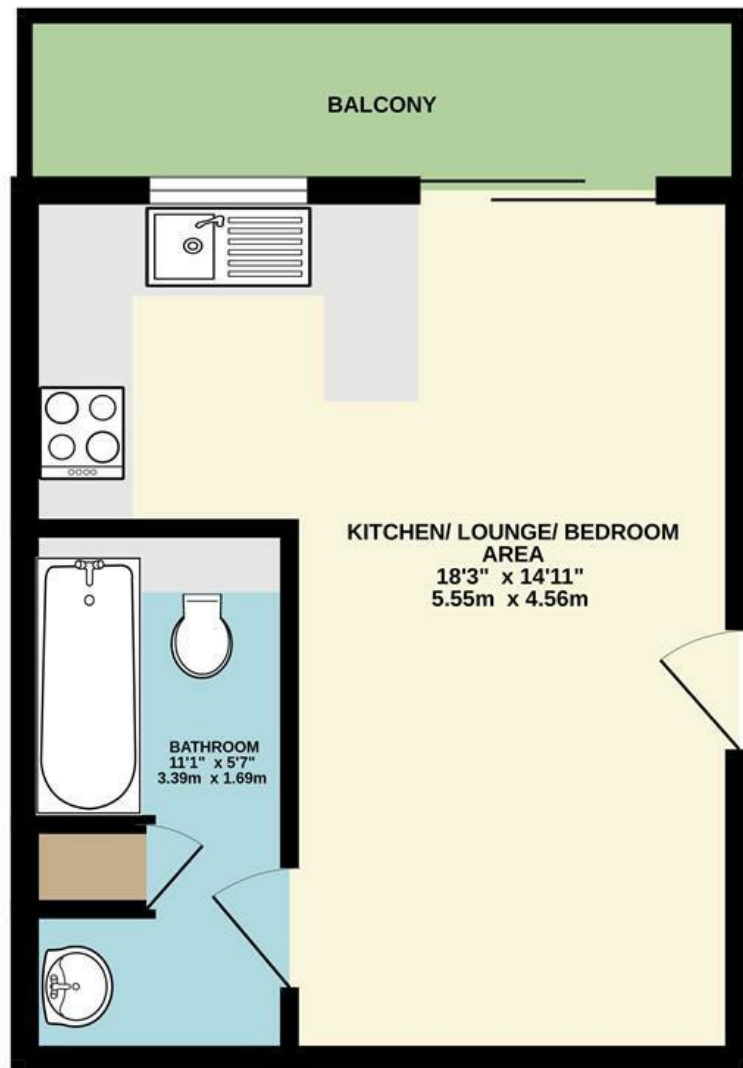
With laminate flooring, sink with white tiles above, airing cupboard, towel rail, toilet roll holder, bath with white wall tiles to the surround, electric shower overhead and glass shower screen, WC with boxed in cistern and push flush.

Balcony

With wooden decking and railings, overlooking the picturesque pond area.

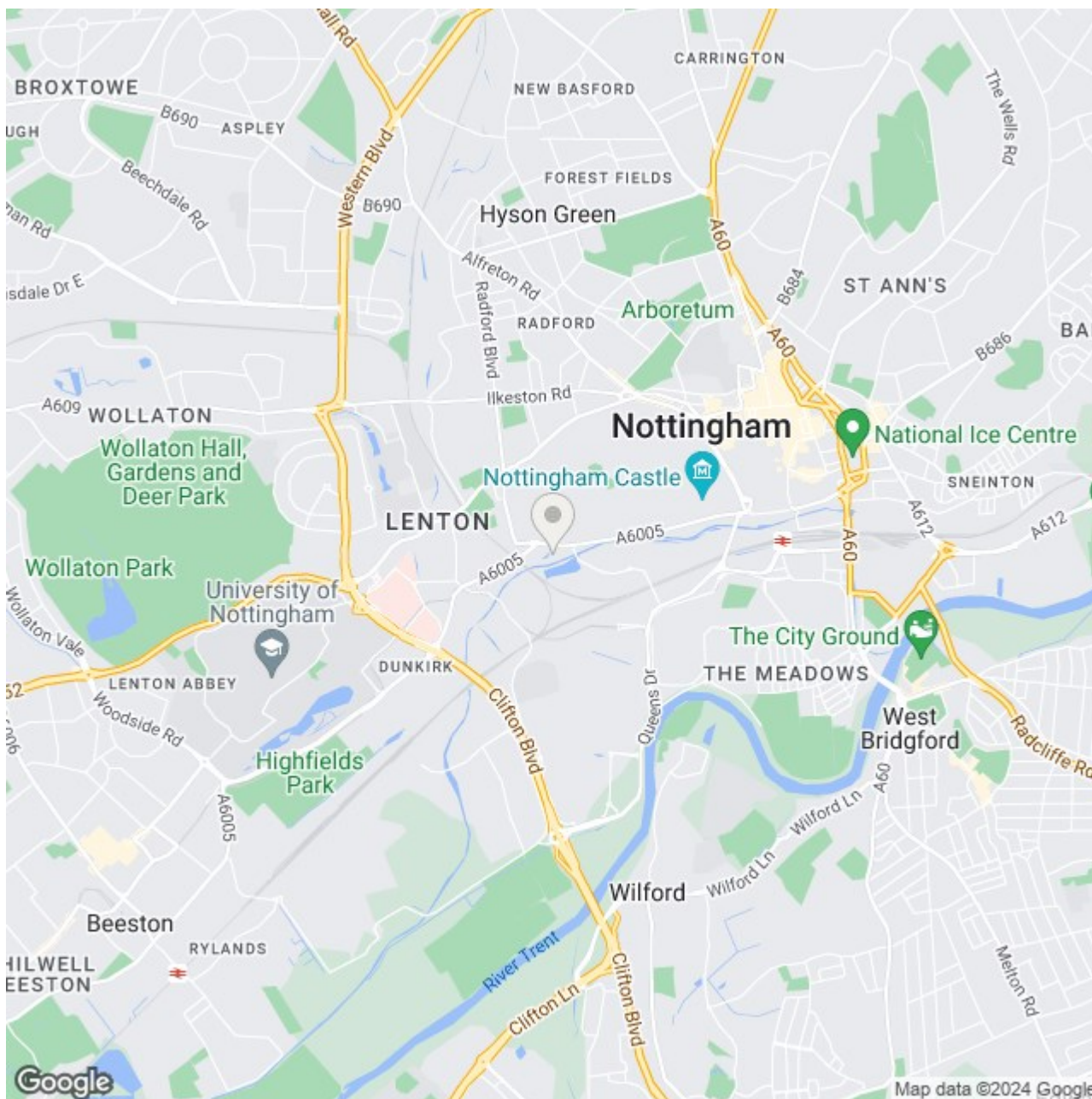
Don't miss out on this rare opportunity to secure your slice of city living and unlock the possibilities that await within these walls. Embrace the chance of revitalizing this space and make it your own.

272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 272 sq.ft. (25.3 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.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 74 | 80 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 58 | 66 |
| England & Wales | EU Directive 2002/91/EC | |