



Belward Street,  
, Nottingham  
NG1 1JW

**£105,000 Leasehold**

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\*\* CASH BUYERS ONLY \*\*

\*\*CITY LIVING\*\*

Robert Ellis are delighted to offer for sale this TWO DOUBLE BEDROOM apartment with ensuite to the master bedroom!

This property would suit a buyer or a buy to let investor. The property is within walking distance from the market square, local bars and restaurants, shops and transport links such as buses, trains and tram lines.

In brief the property comprises of, entrance hall, lounge/ kitchen diner, two doubled bedrooms, ensuite, and main bathroom.

An early viewing on this city centre apartment is highly recommended to appreciate the accommodation on offer.



### Entrance Hallway

12'3" x 5'10" approx (3.75 x 1.80 approx)

Intercom phone connected to Main Entrance of The Ice House Building. Laminate flooring. Wall mounted storage heater. Access doors to Lounge/Kitchen/Diner, Bathroom & Bedroom 1 and 2.

### Lounge/Kitchen/Diner

10'2" x 8'11" x 22'9" approx (3.11 x 2.73 x 6.95 approx)

L- Shaped room. Range and wall, base and drawer units with work surfaces over. Integrated electric oven with electric hob and extractor fan above. Integrated 70/30 fridge freezer. Sink and drainer unit with mixer tap above. Integrated washer dryer. Laminate flooring. TV Point. Spotlight to ceilings. Wall mounted storage heater. UPVC double glazed sliding doors giving access to Juliet Balcony.

### Bathroom

9'1" x 6'0" approx (2.79 x 1.84 approx)

Hand wash basin with mixer tap above. Tiled splash backs. W/C. Bath with mixer tap and mains fed shower unit above. Spotlights to the ceilings. Extractor fan. Wall mounted mirror. Access to Airing cupboard.

### Bedroom 1

15'10" x 9'10" approx (4.84 x 3.02 approx)

Carpeted flooring. Wall mounted storage heater. Access door to en-suite bathroom. UPVC double glazed window to the front elevation.

### En-Suite Bathroom

5'1" x 7'6" approx (1.57 x 2.30 approx)

Hand wash basin with mixer tap above. Tiled splash backs. W/C. Shower with mains fed shower unit. Spotlights to the ceilings. Extractor fan. Wall mounted mirror.

### Bedroom 2

16'0" x 10'2" x 9'9" approx (4.90 x 3.12 x 2.98 approx)

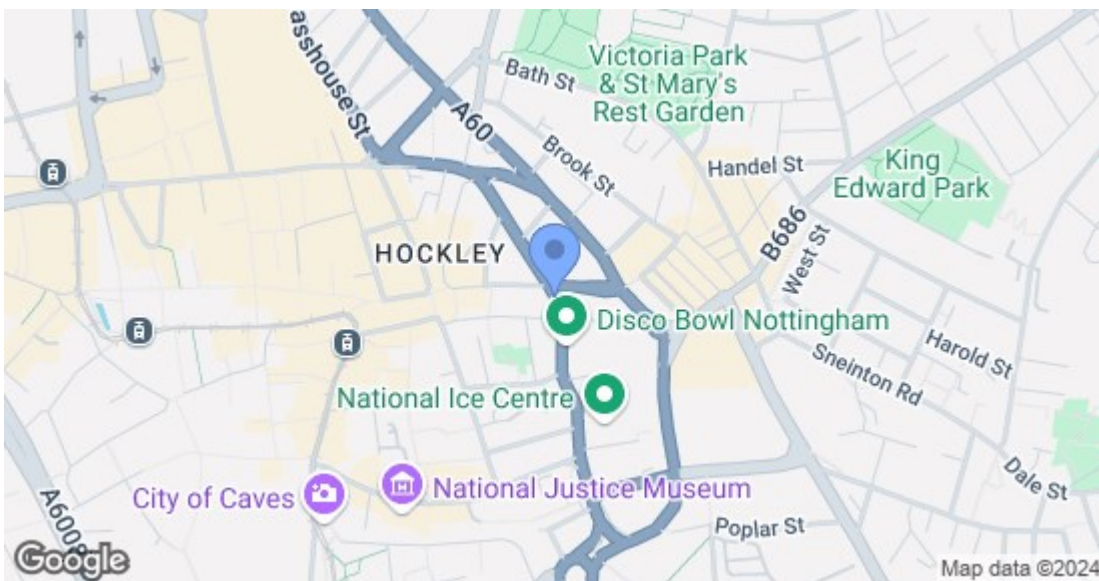
L-Shaped room. Carpeted flooring. Wall mounted storage heater. UPVC double glazed window to the front elevation.

### Council Tax

Local Authority: Nottingham

Council Tax Band: D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.