



Nicholson Close,
Redhill, Nottingham
NG5 8RQ

£165,000 Leasehold

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Robert Ellis Estate Agents are delighted to offer to the market a well presented two bedroom maisonette situated in a well-connected area of Redhill, Nottingham.

This charming two-bedroom top floor maisonette offers an ideal home for first-time buyers, professionals or small families. With a perfect blend of comfort, convenience, and style, this property presents a fantastic opportunity for anyone looking to settle in a desirable neighbourhood.

Upon entering, you are welcomed into a bright and airy living room that offers ample space for relaxation and entertainment. Large windows fill the room with natural light, creating a warm and inviting atmosphere.

The modern kitchen is well-equipped with contemporary fittings, offering plenty of storage and counter space, making meal preparation a breeze. Its practical design seamlessly blends style with functionality, perfect for everyday living.

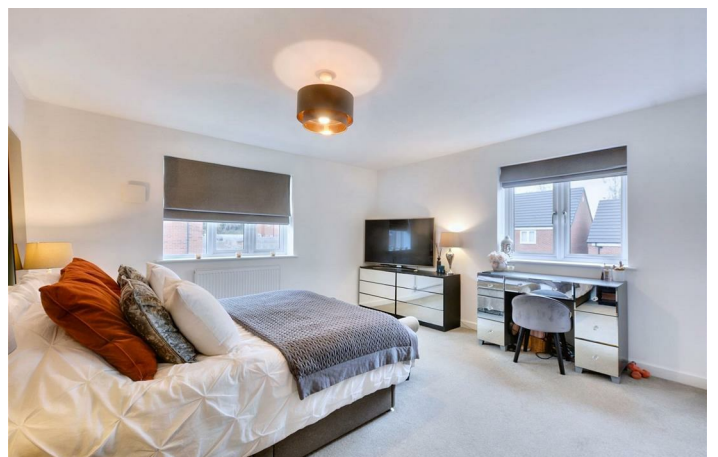
Both bedrooms are generously sized, providing a peaceful retreat at the end of the day. The master bedroom offers ample space for wardrobes and additional furniture, while the second bedroom can serve as a guest room, home office, or children's room, offering great flexibility.

The clean and modern bathroom features a bathtub with an overhead shower, a sink, and a WC. Finished with sleek tiles, the space provides a relaxing environment to unwind after a busy day.

Additionally, the property includes allocated off-street parking, providing convenient access and added peace of mind.

Situated in the highly sought-after area of Redhill, the maisonette enjoys excellent transport links to Nottingham city centre and easy access to local amenities such as shops, schools, parks, and restaurants. It strikes the perfect balance between suburban tranquility and urban convenience.

Don't miss out on making this charming property your new home!



Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway. Staircase to the inner hallway. Carpeted flooring. Wall mounted radiator. Loft access hatch. Access into the open plan living dining kitchen, bedroom 1, 2 and the family bathroom.

Open Plan Living Dining Kitchen

18'4" x 12'0" approx (5.61 x 3.66 approx)

Double glazed windows to the front and side elevations. 2 x Wall mounted radiators. Carpeted and wood effect linoleum flooring. Spotlights the ceiling. A range of wall, base and drawer units with worksurfaces over, incorporating a sink and drainer unit with a mixer tap above. 4 ring induction hob with built-in extractor unit above. Integrated electric oven. Space and point for a freestanding fridge freezer. Space and plumbing for a freestanding dishwasher.

Bedroom 1

13'5" x 14'7" approx (4.10 x 4.45 approx)

Double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

Bedroom 2

10'9" x 5'3" approx (3.3 x 1.62 approx)

Double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator.

Bathroom

5'6" x 9'7" approx (1.70 x 2.93 approx)

Wood effect linoleum flooring. Tile splash backs. Shaver point. 3 piece suite comprising of a bath with mixer tap and mains fed shower above, hand wash basin with a mixer tap and a WC.

Parking

The property benefits from allocated parking.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

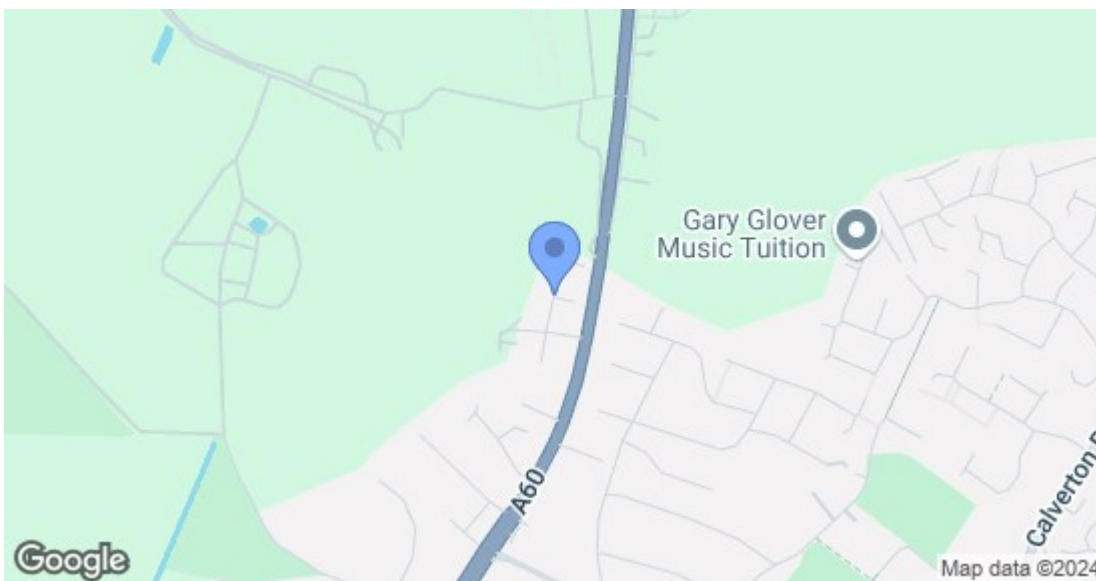
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales		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.