



## 6 The Axis, Wollaton Street, Nottingham, Nottinghamshire, NG1

Offers Over £187,000

- Modern City Centre Apartment
- Two Bathrooms
- Secure Fob Entry & Secure Underground Carpark
- Cash Only Buyers
- Two Double Bedrooms
- Integrated Appliances
- Leasehold
- Open Plan Kitchen Dining Area
- Spacious Balcony
- Potential Investment

# Wollaton Street, Nottingham NG1 5FW

**\*\* Two Bedroom\*Two Bathroom\*Duplex Apartment \*\***

The stunning 2 double bedroom, 2 bathroom duplex apartment can be found on the fifth & sixth floor of the popular development situated on Wollaton Street in the heart of the City Centre with the balcony giving fantastic views over the city.

The property benefits from a bright and spacious open plan living/kitchen complete with integrated appliances and with direct access to a private balcony, two double bedrooms both with fitted storage (master with en-suite) and an allocated, gated parking space.

Call now to view.



Council Tax Band: D



#### Communal Accommodation

##### Communal Entrance

With a lift and stairs to all floors. The apartment is located on the fifth floor.

##### The Axis Private Accommodation

##### Entrance Hall

Stairs rising to the open plan living/kitchen/dining area, wall mounted electric heater, doors into the bathroom and two bedrooms.

##### Bedroom One

With a fitted carpet, a range of fitted wardrobes, double glazed window, wall mounted electric heater, fitted ceiling spotlights and en-suite shower room.

##### En-Suite

With a fitted suite comprising of a corner shower enclosure with mains fed shower, low flush w.c, half pedestal wash hand basin, ceramic floor and wall tiling, heated towel rail and fitted ceiling spotlights.

##### Bedroom Two

With a fitted carpet, fitted wardrobe, double glazed window, wall mounted electric heater and fitted ceiling spotlights.

##### Bathroom

Fully tiled and fitted with a three piece suite comprising a panelled bath with a shower over, a low flush wc, and a wash hand basin.

##### Open Plan Lounge/Kitchen

Kitchen- The kitchen contains white gloss units with integrated oven, microwave, dishwasher, fridge/freezer and washing machine. There is also an island with sink and stools.

Lounge - The spacious living area benefits from floor to ceiling patio doors with leads to a balcony over looking the City Centre. Furnished with a modern sofa, tv stand and coffee table.

##### Outside

The property has a parking space in the secure under ground car park.

##### Leasehold

We have been given the below information on the leasehold from the vendor.

- Ground in advance bi-annual £100
- Service Charge in advance bi-annual £1,616.50

- Buildings Insurance in advance annual £295

##### Lease info;

Date: 30 January 2009

Term: 125 years from & including 25 December 2008

##### Currently let

Please contact Tassi Sales & Lettings for the tenancy information.

##### Photos

Please note the photos are pre tenancy and will be updated.

##### Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

##### Disclaimer

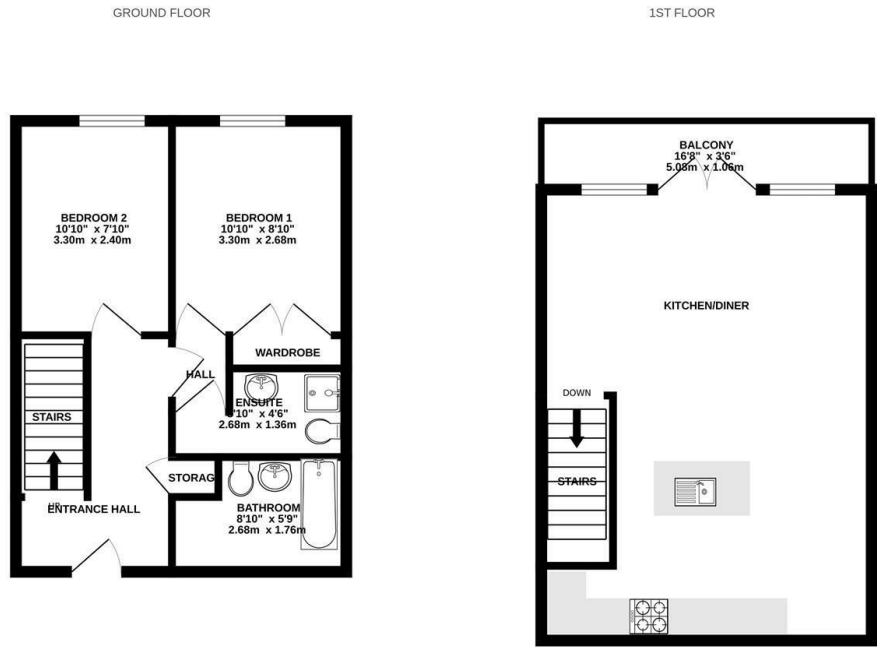
##### Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

##### Money laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.



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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**Directions**

**Viewings**

Viewings by arrangement only. Call 01159 474330 to make an appointment.

**Council Tax Band**

D

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>		
(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		
	73	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	