



Two bedroom Apartment located in Toton.

Offers In Region Of
£75,000

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M | **MERRITT ESTATES**
LETTINGS & PROPERTY MANAGEMENT

31 Douglas Court Toton Nottingham NG9 6ER

PROPERTY SUMMARY

This two-bedroom apartment is located in the sought after area of Toton, Nottingham. With great public transport links, easy access to several leading supermarkets and the delights of the beautiful Attenborough Nature Reserve nearby.

On entering the apartment, there is storage space in the hallway, convenient for outdoor clothes and shoes. The hallway provides access to the lounge, off which you can find the kitchen with fitted appliances.

Leading from the living room is a small internal hallway, providing access to the two double bedrooms and the spacious family shower room. The master bedroom comes with fitted wardrobes providing ample storage space.

The apartment benefits from gas central heating and comes with a permit parking space.

The property falls into Council Tax Band A and is competitively priced for a speedy sale.

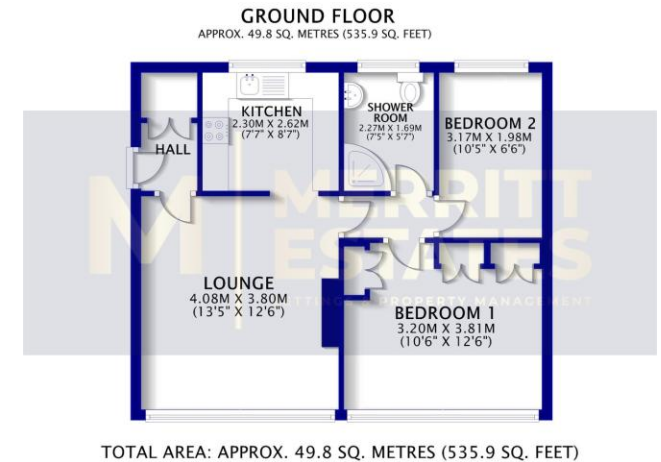
These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman.

FLOORPLAN



2



1



1



A



C



536
sq

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		