



Two bedroom Flat located in Toton.

Asking Price Of
£100,000

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

**8 Doris Court
Norfolk Avenue
Toton
Nottingham
NG9 6GS**

PROPERTY SUMMARY

A top floor, two double bedroom flat, in the sought-after area of Toton, with close proximity to transport links and local amenities.

Brought to the market with VACANT POSSESSION and no upward chain. Current Lease is being extended to 999 Years by the owners. Permit Parking available.

Accommodation briefly comprises of an entrance hallway leading to all rooms. A separate kitchen with space and plumbing for appliances, mixture of base and wall units. Main bathroom with bath and wash hand basin and separate W/C. Spacious Lounge with double windows allowing plenty of natural light and two double bedrooms.

Permit Parking available on site.

Good location for access to the A52/M1, Beeston and the city centre.

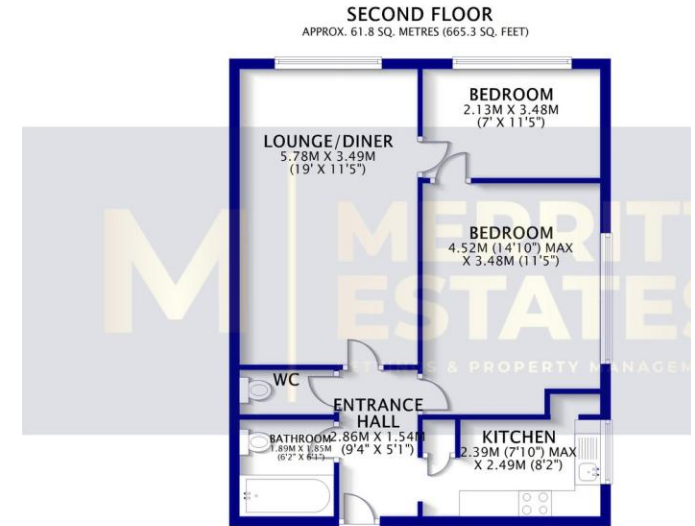
These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

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



TOTAL AREA: APPROX. 61.8 SQ. METRES (665.3 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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