



Guide price £170,000

Apartment

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold

GUIDE PRICE £170,000 - £180,000. WALTON & ALLEN are delighted to present this EXTREMELY SPACIOUS FOURTH FLOOR APARTMENT which has accommodation briefly comprising OPEN PLAN KITCHEN/DINING/RECEPTION ROOM, PRIVATE BALCONY, TWO DOUBLE BEDROOMS, a BATHROOM and EN SUITE SHOWER ROOM. The property benefits from UNDERGROUND PARKING, LIFT ACCESS and ENTRYPHONE. Located a short walk from the CITY CENTRE and right next to the TRAIN STATION. Currently let this property would make a great BUY-TO-LET investment or FIRST TIME BUY. Call now to view!

Entrance Hall

Two fitted storage cupboards. Door to communal hallway.

Lounge

21'10" x 15'8"

Double glazed window and double glazed door to balcony.

Open plan to:

Kitchen Area

6'10" x 15'8"

Fitted with a matching range of base and eye level units with worktop space over. Fitted fan assisted oven, hob and extractor hood, integrated washing machine, dishwasher and fridge freezer. Stainless steel sink with mixer tap.

Balcony

Bedroom 1

13'0" x 9'6"

Double glazed window. Fitted wardrobe with sliding door(s).

En Suite

Fitted with three piece suite comprising shower, wash basin and WC. Heated towel rail, tiling to walls.

Bedroom 2

15'8" x 9'1"

Double glazed window.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash basin and WC. Heated towel rail, tiling to walls.

Lease Information

Lease: 125 years from 2006

Service Charge: £1650 per annum (approx.)

Ground Rent: £250 per annum

Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at

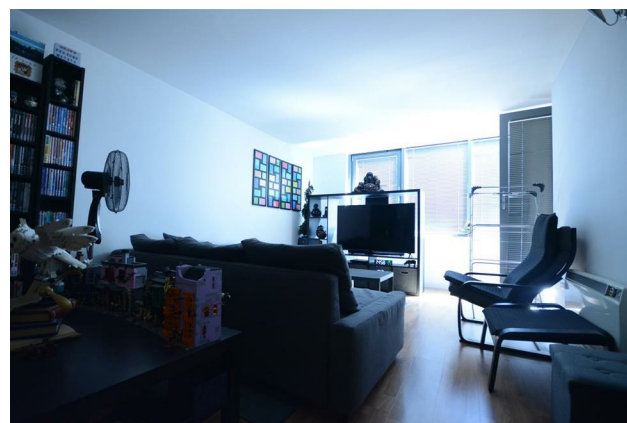
<http://geoserver.nottinghamcity.gov.uk/myproperty/>

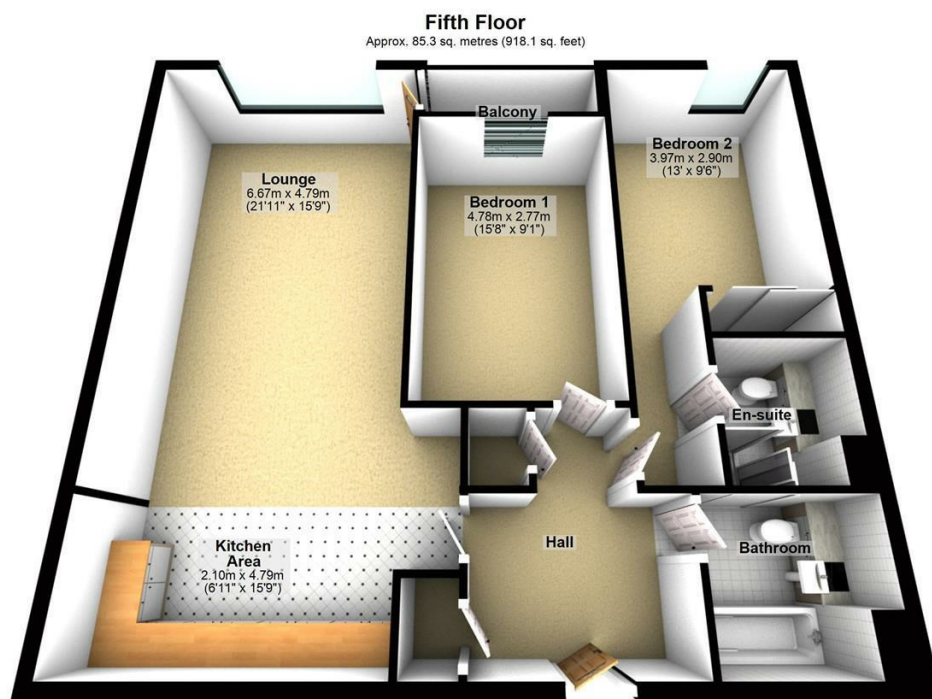
Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.






Total area: approx. 85.3 sq. metres (918.1 sq. feet)


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<http://bit.ly/waltonallenmortgages>

A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!