



THE ZONE

**Guide price £110,000**

**Apartment**

Bedrooms: 1

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £110,000 - £120,000. WALTON & ALLEN are delighted to present this FIRST FLOOR APARTMENT, situated in the heart of NOTTINGHAM CITY CENTRE. The accommodation comprises ENTRANCE HALL, LIVING ROOM with LOUNGE/DINING AREAS and SEPARATE KITCHEN with APPLIANCES, DOUBLE BEDROOM and BATHROOM with three piece suite. Located in the heart of NOTTINGHAM CITY CENTRE. the property benefits from an INTERCOM ENTRY SYSTEM, GAS CENTRAL HEATING and lift to all floors. It is offered to the market with NO ONWARD CHAIN. This light and airy apartment would make a FANTASTIC BUY TO LET INVESTMENT or CITY CENTRE PAD. so call now to view!

#### Hall

Entrance door to communal Hallway, large storage cupboard.

#### Kitchen

6'4" x 7'4"

Fitted with a matching range of wall and base units with work surfaces over. Integrated appliances include, Oven hob with extractor over, integrated fridge and washer/dryer.

#### Living Room

15'3" x 12'8"

With space for Lounge and Dining areas, double glazed French doors to Juliet balcony, double glazed windows to front.

#### Bedroom 1

11'3" x 9'4"

Double glazed window to rear.

#### Bathroom

Fitted with three piece suite comprising; Bath with shower over, wash basin and W.C.

#### The Zone

Situated on Cranbrook Street in the heart of Nottingham City Centre. The Zone has superb access to all the facilities therein.

#### Lease Details

Lease Length. 78 years.

Ground rent. £189 year

Service Charge. £1600 year

#### Council Tax Band

Council Tax Band. Nottingham City Band B

#### 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.

#### Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

#### Free Mortgage Advice

Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

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

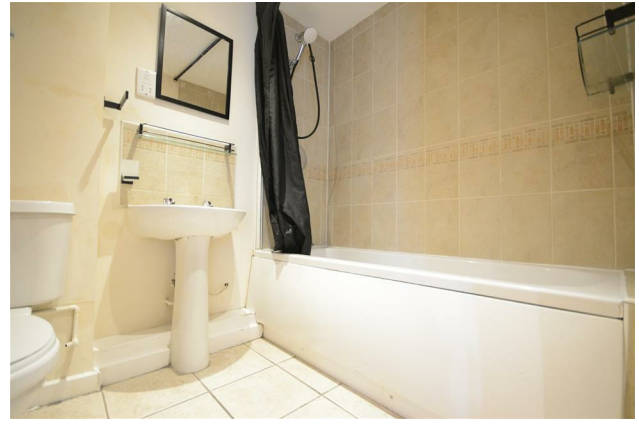
#### Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

#### Disclaimer

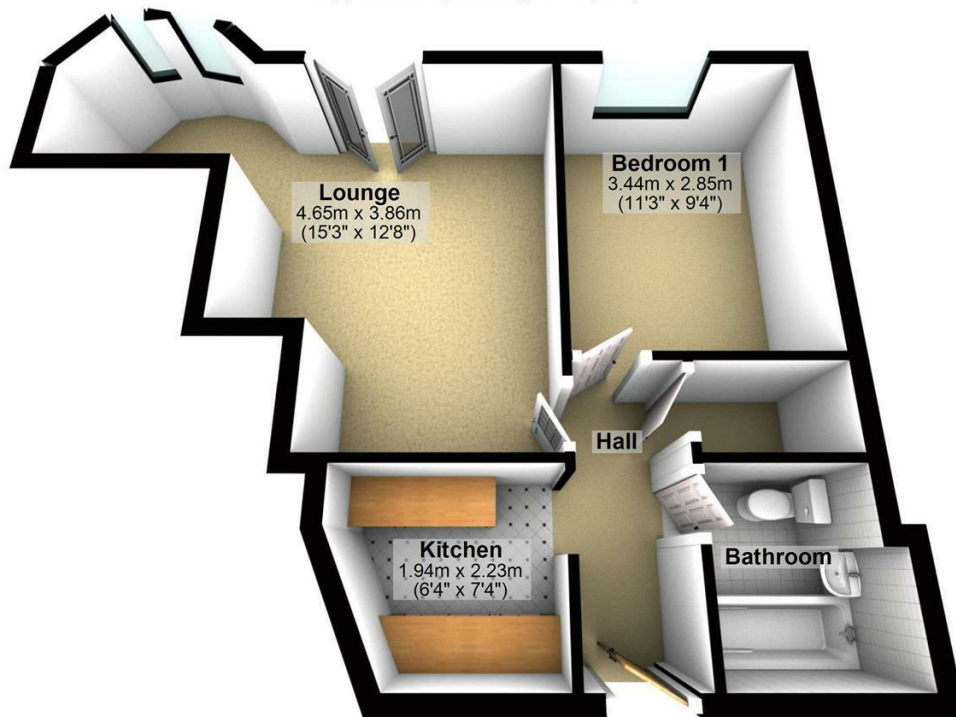
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### First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 43.3 sq. metres (466.5 sq. feet)

# Can you **save money** on your **mortgage**?

Potentially save thousands by visiting  
<http://bit.ly/waltonallenmortgages>

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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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!