



Guide price £200,000

Apartment

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold

*****£200,000 - £220,000***** WALTON & ALLEN are delighted to offer this **EXTREMELY SPACIOUS** corner apartment which is located in a **SUPERB CITY CENTRE LOCATION** and has accommodation briefly comprising **OPEN PLAN KITCHEN/DINING/RECEPTION, TWO DOUBLE BEDROOMS** and **TWO ENSUITES**. The property benefits from an **ALLOCATED PARKING SPACE**, an on site **CONCIERGE, LIFT, ENTRYPHONE** and is offered to the market with **NO ONWARD CHAIN**. It would make a **FANTASTIC BUY TO LET INVESTMENT** as it is currently let of £800 PCM - call now to view!

Hallway

Storage cupboard.

Lounge

13'11" x 5'10"

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, four ring hob with extractor hood over, six double glazed windows, wall mounted electric heater.

Bedroom 1

19'7" x 16'2"

Double glazed window, wall mounted electric heater, built in wardrobes.

En-suite Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, tiled splashbacks, double glazed window, heated towel rail.

Bedroom 2

11'11" x 11'8"

Double glazed window, wall mounted electric heater.

En-suite Shower Room

Fitted with shower cubicle, WC and wash hand basin. Heated towel rail.

Lease Information

Lease Length: 107 years remaining

Service Charge: Approximately £1800 per annum

Ground Rent: £250 per annum

General

Situated on the first floor the apartment benefits from an allocated parking space in the underground carpark.

Disclaimer

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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.

Selective Licensing

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





First Floor

Approx. 82.1 sq. metres (884.0 sq. feet)



Total area: approx. 82.1 sq. metres (884.0 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	75
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	56
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!