



**Offers in excess of £100,000**

**Apartment**

**Bedrooms: 1**

**Bathrooms: 1**

**Tenure: Leasehold**

WALTON & ALLEN are delighted to offer this FIFTH FLOOR APARTMENT which is presented in EXCELLENT CONDITION and has accommodation briefly comprising OPEN PLAN KITCHEN/DINING/RECEPTION ROOM, DOUBLE BEDROOM and BATHROOM. The property benefits from LIFT ACCESS, 24HR CONCIERGE, GREAT VIEWS and is offered to the market with NO ONWARD CHAIN. It would make a FANTASTIC BUY TO LET INVESTMENT as it is CURRENTLY LET FOR £725PCM so call now to view!

Hallway

Storage cupboard.

Kitchen/Dining/Reception Room

15'1" x 20'5"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge, dishwasher and washing machine, fitted electric oven, four ring ceramic hob with extractor hood over, two double glazed windows, wall mounted electric heater.

Bedroom

12'2" x 8'10"

Window to rear, wall mounted electric heater, open plan.

Bathroom

6'10" x 7'2"

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

General

Situated on the fifth floor the apartment benefits from lift access, entryphone system and 24hr concierge.

Council Tax Band

Council Tax 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.

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.

Selective Licensing

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

Lease Information

Service Charge- Approx £1100 PA

Ground Rent- Approx £160 PA

Lease Term- 150 years from 2007

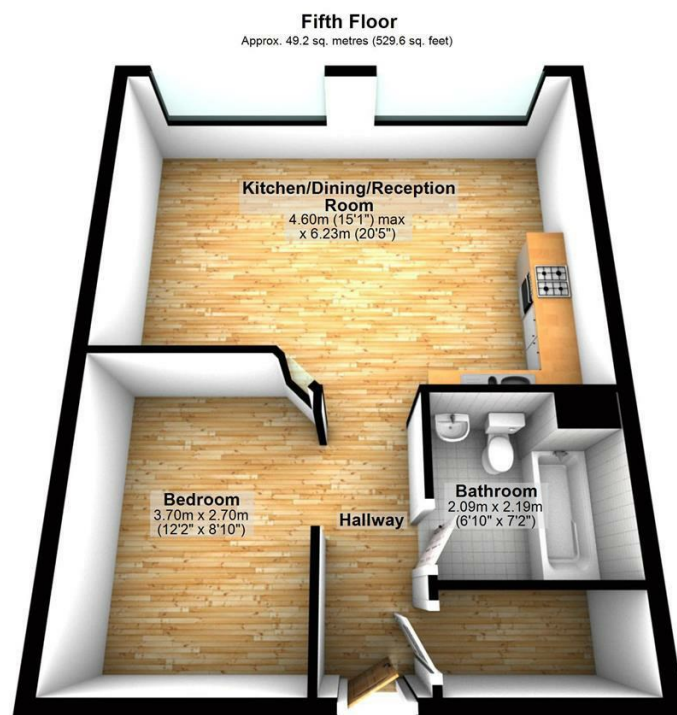
Ground rent and service charge demand period TBC

Council Tax

Nottingham City Council- Band B







Total area: approx. 49.2 sq. metres (529.6 sq. feet)

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

Potentially save thousands by visiting  
<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		
England & Wales	82	86
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	79	79
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!