

**12 Plowright Court, Woodborough Road  
Nottingham NG3 4LJ**



**A modern purpose built two bedroom flat with central heating  
and double glazing conveniently situated for access to  
Nottingham City Centre.**

**Leasehold  
Price guide £100,000**

**28-30 Pelham Street, Nottingham NG1 2EG**

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### Directional Note

The property can be reached by travelling out of Nottingham City Centre up and along Woodborough Rd going past Cramner Street, and St Ann's Hill then turning left into Plowright Street, Plowright court immediately on the right-hand side.

### Description

Plowright Court is a modern purpose built second / third floor flat providing 2-bedroomed accommodation with a living room, kitchen, bathroom and toilet with the benefit of central heating and double glazing.

Internally the accommodation would benefit from some upgrading which can be completed to a purchase's own taste. This property will be of interest to investors and owner occupiers.

Outside there is permit controlled parking to the rear

### ACCOMMODATION

**Entrance lobby** and staircase to living accommodation

**Landing** with radiator and storage cupboard off

**Living room** - 5.4m x 3.55m maximum, radiator, door to balcony.

**Kitchen** - 3m x 1.8m maximum wall cupboards and base units incorporating stainless steel sink, radiator.

**Bedroom 1** - 3.5m plus recess x 2.98m maximum, radiator.

**Bedroom 2** - 2.3m x 2.29m, radiator, double glazed French door to balcony.

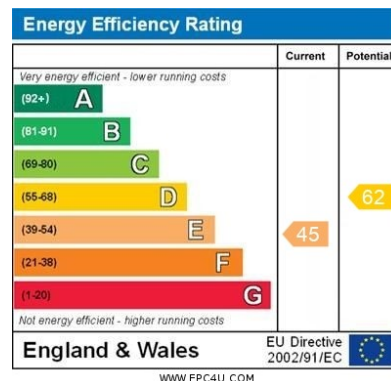
**Bathroom / toilet** with panelled bath, electric shower over, pedestal washbasin and low suite W/C, boiler cupboard housing Worcester Bosch gas fired combination boiler.

### Lease Details

Formal lease details to be confirmed by legal advisors acting for the vendors however we understand the lease is for a term of 999 years from the 1<sup>st</sup> September 1981 with a ground rent of £30 per annum

### Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.



### Council Tax:

£1686.46 2024/2025 Nottingham City Council

### Viewing:

Strictly by appointment through the Nottingham Office Tel: 0115 9586586

email: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)



Note: These details are for guidance only.

All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.