



**5 Bramley Court, off Stavely Way, Gamston,
Nottingham, NG2 6UH**

£155,000
Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A great opportunity to purchase a modern FREEHOLD ground floor apartment, occupying a highly convenient location and offered to the market 'chain free'.

The property is well-appointed and neutrally decorated throughout, with the accommodation including a spacious living room with oak flooring and being open plan to the fitted kitchen with integrated appliances. There is an inner hallway with access to the double bedroom, dressing room and bathroom whilst outside is a small front garden with pathway leading to the front door and a useful allocated parking space.

A great buy-to-let opportunity or ideal first time purchase!

ACCOMMODATION

A panelled entrance door leads into the sitting room.

LIVING ROOM

With solid oak flooring, a central heating radiator, a uPVC double glazed window to the front aspect, a door to the inner hallway, central heating thermostat and being open plan to the kitchen.



KITCHEN

Fitted with a range of base and wall cabinets with laminate worktops and tiled splashbacks plus integrated appliances including a double oven with five burner gas hob and chimney extractor hood over, an integrated washer dryer and fridge freezer. Spotlights to the ceiling, tiled flooring and the Baxi combination boiler concealed within one of the cupboards.



INNER HALLWAY

With solid oak flooring and a central heating radiator.

BEDROOM ONE

A double bedroom with solid oak flooring, central heating

radiator and a uPVC double glazed window to the rear aspect.



DRESSING ROOM

A useful room with a central heating radiator and thermostat.



BATHROOM

Fitted in white with an Ideal Standard suite including a pedestal wash basin with mixer tap and a dual flush toilet. There is a P shaped shower bath with curved glazed screen and mains fed shower. Tiled flooring and tiling for splashbacks, extractor fan, central heating radiator and spotlights to the ceiling.



COUNCIL TAX

The property is registered as council tax band B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

There is a current maintenance fee from the 1st October 2024 - 30th September 2025 of £354.39 for area 1 parking.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

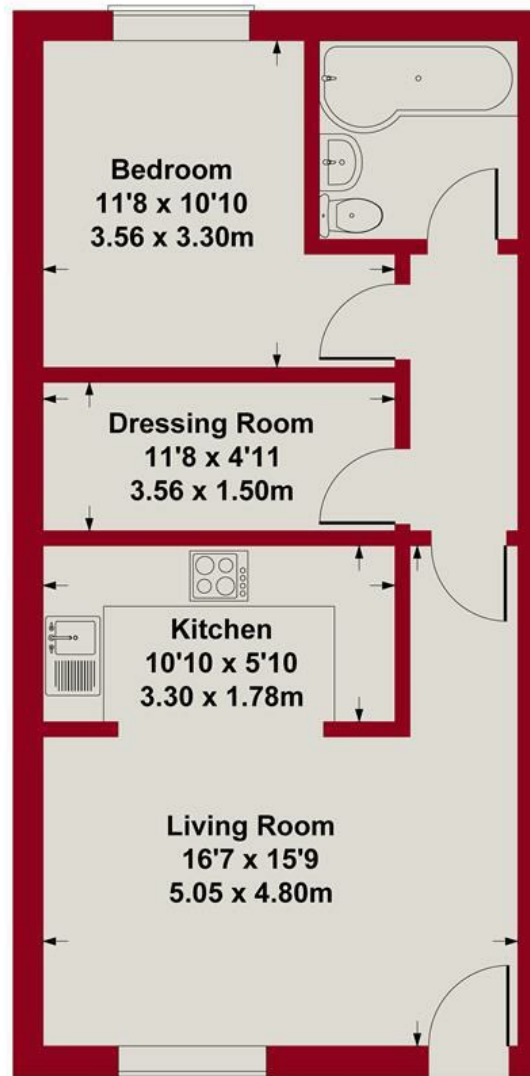
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

Approximate Gross Internal Area
525 sq ft - 49 sq m



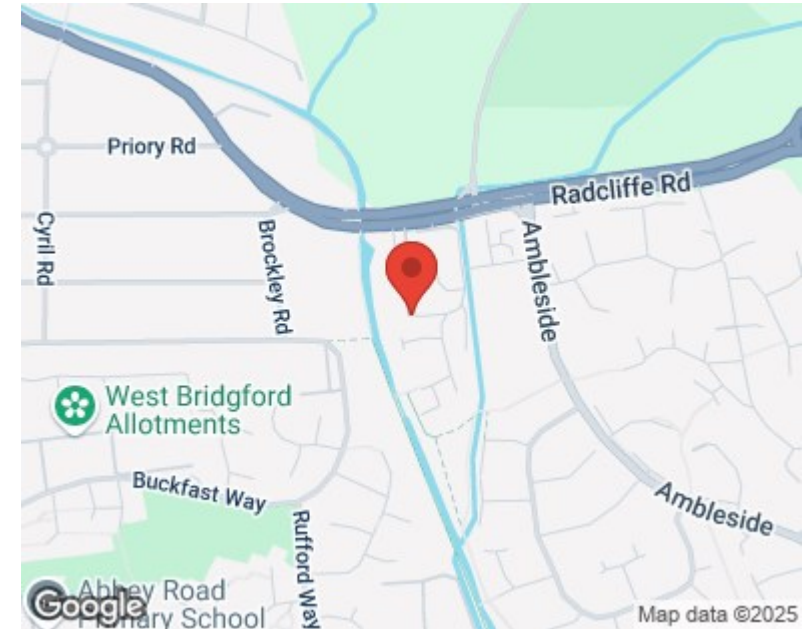
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
	81	82
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		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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