



12 Commodore Court,
Nottingham, NG8 5DH

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This second floor apartment provides accommodation including an entrance hall, an open plan reception room incorporating the living and kitchen areas, plus two bedrooms and a bathroom.

Benefiting from double glazing, and a telephone entry system, the property enjoys the use of one allocated parking space.

Situated in a popular location, the property is within walking distance of a wealth of facilities including a number shops. There are excellent local transport links to the City Hospital, Queens Medical Centre and Nottingham city centre.

An ideal first time buy or investment opportunity.

Viewing is highly recommended.

Guide Price £140,000





GROUND FLOOR ACCOMMODATION

Communal Entrance Hall

With stairs rising to accommodation which is located on the second floor.

SECOND FLOOR ACCOMMODATION

Wooden Entrance door

Leading into the:-

Entrance Hall

Wood effect laminate flooring, ceiling light point, telephone entry system, storage cupboard, further cupboard housing the hot water cylinder, storage heater, doors into to two bedrooms, and the bathroom, and multi paned glazed door with matching side panel into the:-

Open Plan Living/Kitchen Area

KITCHEN AREA:- Fitted with a range of wall, drawer and base units with tiled splash backs and roll top work surfaces over, stainless steel sink and drainer unit, built-in electric oven, built-in four ring electric hob with a stainless steel extractor fan over, space for a washing machine, space for a fridge/freezer. Wooden effect laminate flooring, ceiling spotlights and ceiling light point. open to the:-

LIVING AREA:- Juliette style balcony with double glazed sliding doors to the rear elevation, wooden laminate floor, two ceiling light points and electric storage heater.

Bedroom One

Double glazed window to the rear elevation, ceiling light point and storage heater.

Bedroom Two

Double glazed window to the rear elevation, ceiling light point and storage heater.

Bathroom

Fitted with a three piece suite comprising a low level flush w/c, pedestal wash hand basin and a panelled bath with a shower and glazed screen over.

Tiled flooring and partially tiled walls, heated towel rail, ceiling light point.

OUTSIDE

The property enjoys the use of one allocated parking space.

Leasehold

We have been informed by the vendor that there is a annual ground rent of £250 and an annual service charge of £858.85.

We are informed also, that the lease is 125 years commencing from December 2005. Purchasers are advised to confirm this information with their solicitor.

Council Tax

Council Tax Band A. Nottingham City Council.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

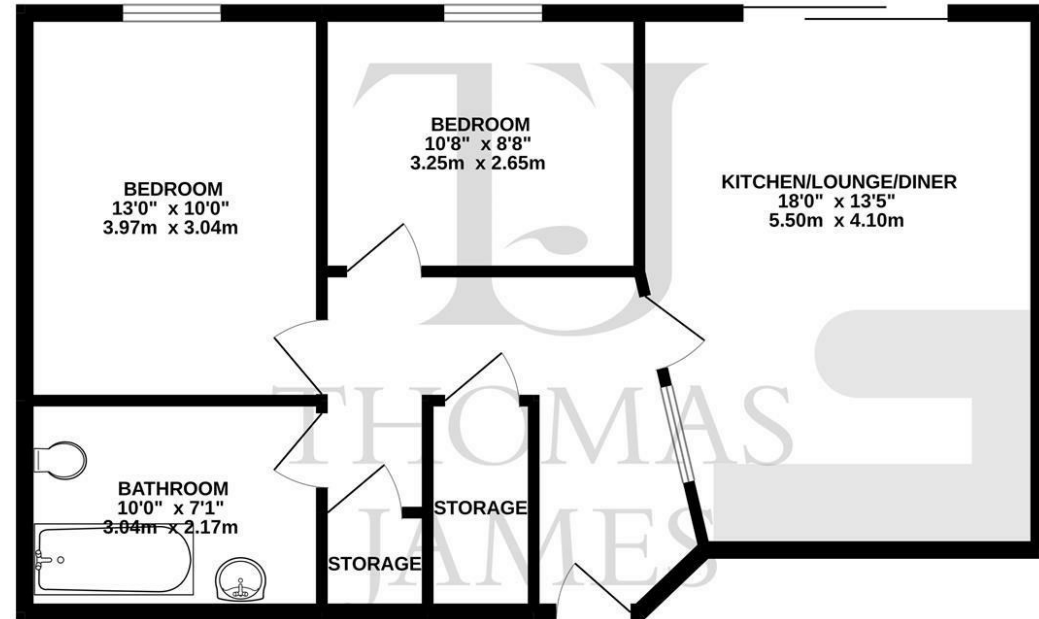
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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			
EU Directive 2002/91/EC		82	86
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

GROUND FLOOR 660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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