



Flat 25 Commodore Court, 1 Bar Lane,
Nottingham, NG8 5DH

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This modern apartment occupies a second floor position, and provides accommodation including; an entrance hall, an open plan kitchen dining/living area with patio doors opening to a Juliette style balcony, plus two bedrooms and a fitted bathroom.

Benefiting from double glazing, electric storage heating, and a security intercom entry system, the property also has one allocated car parking space.

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

Currently tenanted, the property will make an ideal investment purchase.

Viewing is highly recommended.

Guide Price £117,500





ACCOMMODATION

The COMMUNAL ENTRANCE HALL has stairs rising to the floors above.

On reaching the second floor, the PRIVATE ENTRANCE DOOR opens to the entrance hall. The entrance hall has two storage cupboards, doors into both bedrooms and the bathroom, and access to the open plan kitchen dining/living space.

The kitchen area is fitted with wall and base units, tiled splash backs and square edge work surfaces, and has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a tall fridge/freezer, plus a built in oven, and a four ring gas hob with an extractor hood over. There is a breakfast bar area, a cluster ceiling light, and open access to the dining/living area.

The dining/living area has an electric storage heater, and sliding patio doors opening to a Juliette style balcony.

Both bedrooms have a window to the rear, a ceiling light point, and an electric storage heater.

Completing the accommodation, the bathroom is fitted with a panelled bath with a shower and glazed screen over, a low flush wc, and a pedestal wash hand basin. There is half height tiling to the walls, tiled flooring, a ceiling light point, and a heated towel rail.

OUTSIDE

The property has one allocated car parking space.

Leasehold & Service Details

We are advised that the property is leasehold and has approximately 110 Year remaining.

The service charge is paid annually at £1079 and ground rent is also paid annually at £250

For further information, contact Thomas James Estate Agents.

Currently Let

We understand that the property is currently let at £750 per calendar month.

For further information, contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

Referral Arrangement Note

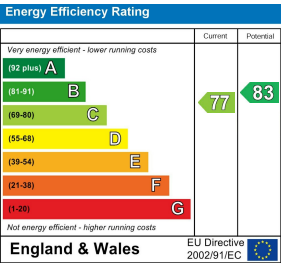
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DISCLAIMER NOTES

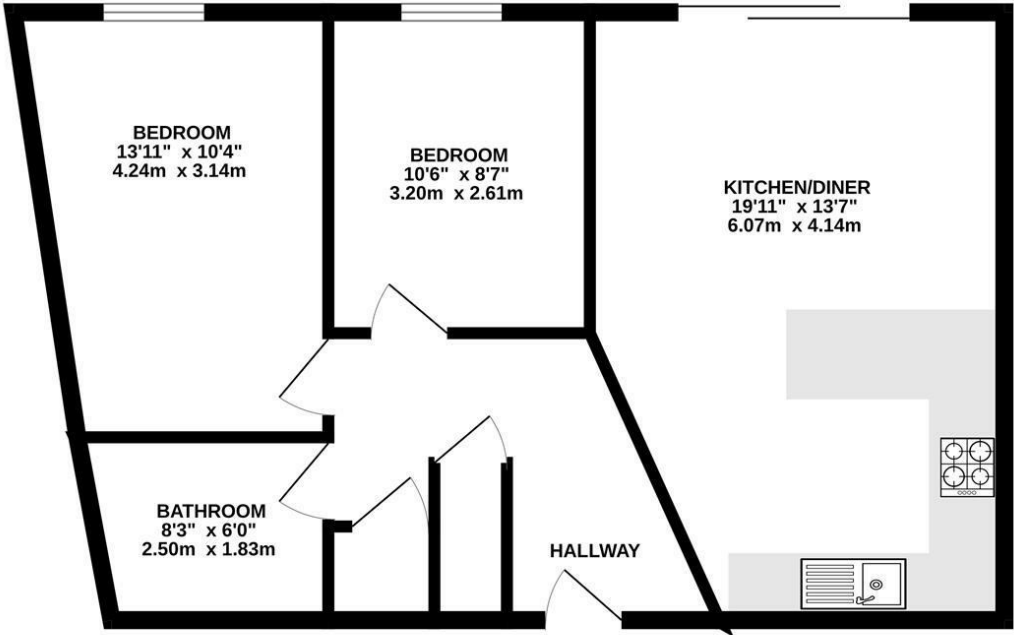
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GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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