



TATTERSHALLS

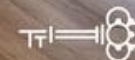
NOTTINGHAM



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- Ground Floor Apartment
- Exciting opportunity for those seeking a Project
- Two Bedrooms
- Dining Kitchen

Mansfield Road, Nottingham, NG5 2BU

£140,000

Introducing this ground floor apartment featuring two generously sized bedrooms, a private garden, and a garage. Conveniently located, offering easy access to transportation links into Nottingham City Centre and is being offered for sale with no upward chain. Viewing is highly recommended, as this presents an ideal opportunity for either a first-time buyer or a savvy investment venture.



Property Description

OIRO £140,000

Tattershalls is pleased to introduce this conveniently located ground floor apartment, offering easy access to transportation links into Nottingham City Centre. It is being offered for sale with no upward chain.

The property comprises an entrance hallway, a spacious lounge, two bedrooms, a bathroom with a three-piece suite and shower over the bath, along with a garden and garage.

The lounge features a gas fire and double-glazed patio doors overlooking the garden area. The bathroom is tiled and equipped with a three-piece suite and shower over the bath. The dining kitchen includes a range of fitted wall and base units, although the built-in oven is currently non-functional. Additionally, it includes a hob, washing machine, and space for an under-counter fridge, with ample room for a dining table. Bedroom one offers fitted wardrobes and a storage cupboard, while bedroom two boasts a window overlooking the garden. Outside, the garden includes a decked area, providing a pleasant space for dining and entertaining. Access to the garage is available at the rear of the property.



The property is for sale with a share of freehold, which means the responsibility for the building is shared between all owners.

Conveniently situated within walking distance to the City Centre and main bus routes, this property presents an exciting opportunity for those seeking a project—a canvas to personalise and make their own. With ample potential to transform it into an ideal first-time home or a lucrative investment, this property awaits your creative touch.

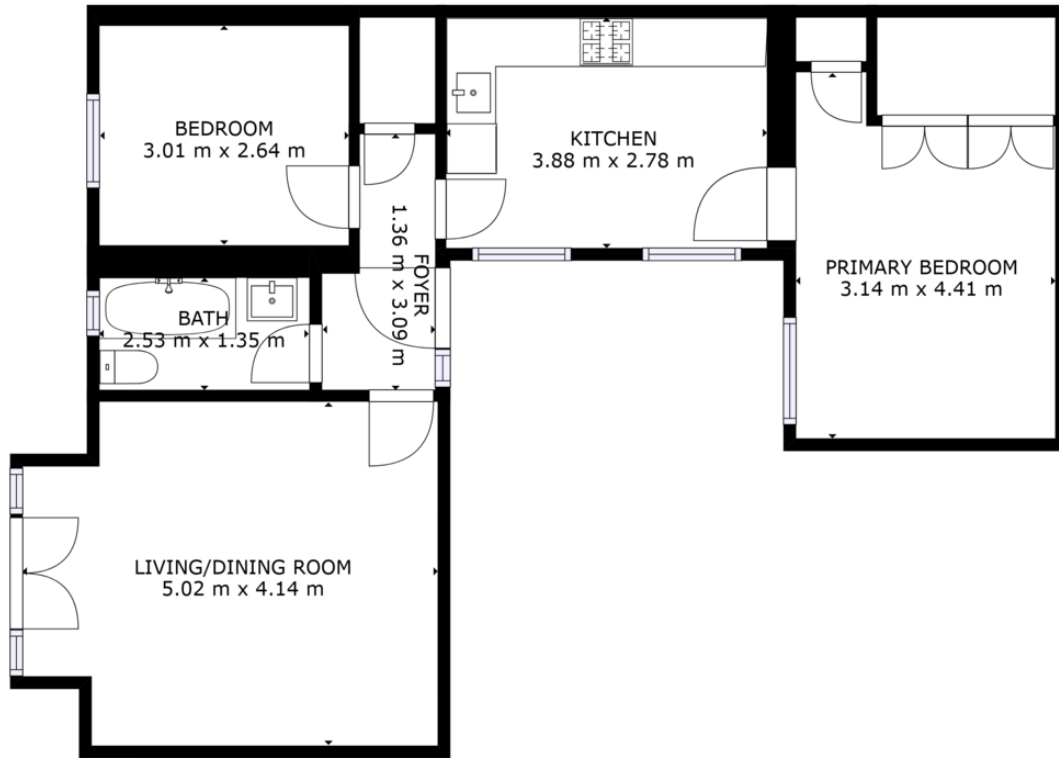


We have been advised by the vendor of the following:
Approx. 105 Years left on the lease
Service Charge £1696.20 per annum
Share of Freehold
Council Tax Band A

DISCLAIMER These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

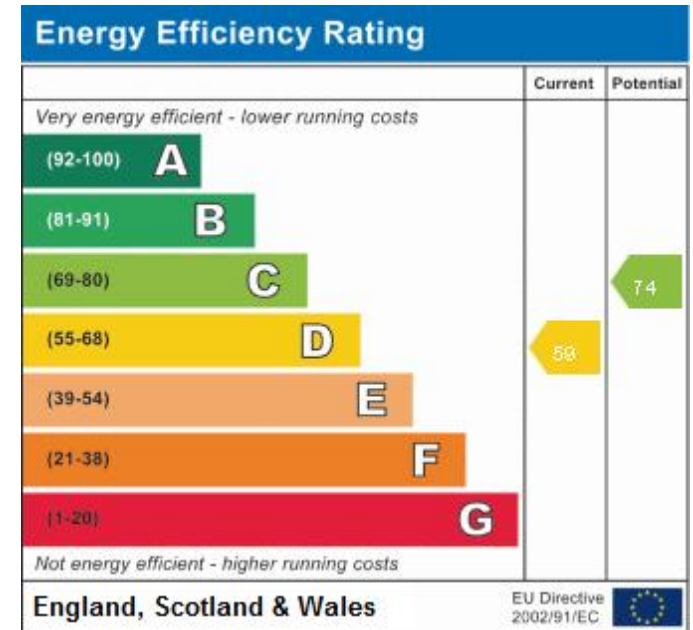
Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Tattershalls require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Tattershalls removing a property from the market and instructing solicitors for your purchase.



GROSS INTERNAL AREA
 FLOOR 1: 66 m²
 TOTAL: 66 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



63 Derby Road, Nottingham,
 Nottinghamshire, NG1 5BA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements