



Town Street,
Bramcote, Nottingham
NG9 3DP

**£275,000 Leasehold -
Share of Freehold(Plus**



A two bedroom ground floor apartment situated in this stunning period property.

Believe to be constructed in the 1830's as a grand residence, this wonderful individual building has been converted into exclusive apartments yet has retained much of its original and presence.

In brief the internal accommodation comprises; communal entrance hall, inner hallway, lounge, kitchen diner, master en-suite bedroom, a further double bedroom and bathroom.

Outside the property is set in communal grounds with gated access to the front, where the property has dedicated parking and to the rear there is a private and large landscaped garden with lawn and mature trees.

Likely to be of great interest to a first time buyer, investor or those looking to downsize, this immaculately presented property with quality fixtures and fittings throughout offers ready to move into accommodation.

Situated within the heart of Bramcote Village the property is well placed for the A52 and M1, the NET tram, local schools, shops and a range of other facilities.



A communal entrance door with intercom system leads to the communal hallway with tiled flooring.

Entrance Hallway

Panelled door leads to hallway with intercom system, useful storage cupboard and inset ceiling spotlights.

Lounge

16'0" x 14'1" (4.88m x 4.31m)

Wooden window with secondary glazing, radiator, a fuel effect gas fire with granite style hearth and surround and Adam-style Mantle.

Kitchen Diner

11'6" x 9'9" (3.53m x 2.99m)

With an extensive range of good quality fitted wall and base units, granite work surfacing with splashback, inset gas hob with extractor above, inset electric oven and grill, integrated fridge freezer, dishwasher and washer dryer, one and a half bowl sink and drainer unit with mixer tap, a concealed Baxi boiler, wooden window with secondary glazing and radiator.

Bedroom One

14'2" x 11'6" (4.32m x 3.52m)

Wooden window with secondary glazing, radiator and fitted wardrobes.

En-Suite

With fitments in white comprising; low level WC, pedestal wash hand basin with shaver point, bath with shower off the taps, wall mounted heated towel rail, part tiled walls, inset ceiling spotlights and extractor fan.

Bedroom Two

15'5" x 9'8" (4.71m x 2.95m)

Two wooden windows with secondary glazing, radiator, inset ceiling spotlights and fitted wardrobe.

Bathroom

With fitments in white comprising; low level WC, pedestal wash hand basin with shaver point, bath with shower off the tap, part tiled walls, wall mounted heated towel rail. inset ceiling spot lights and extractor fan.

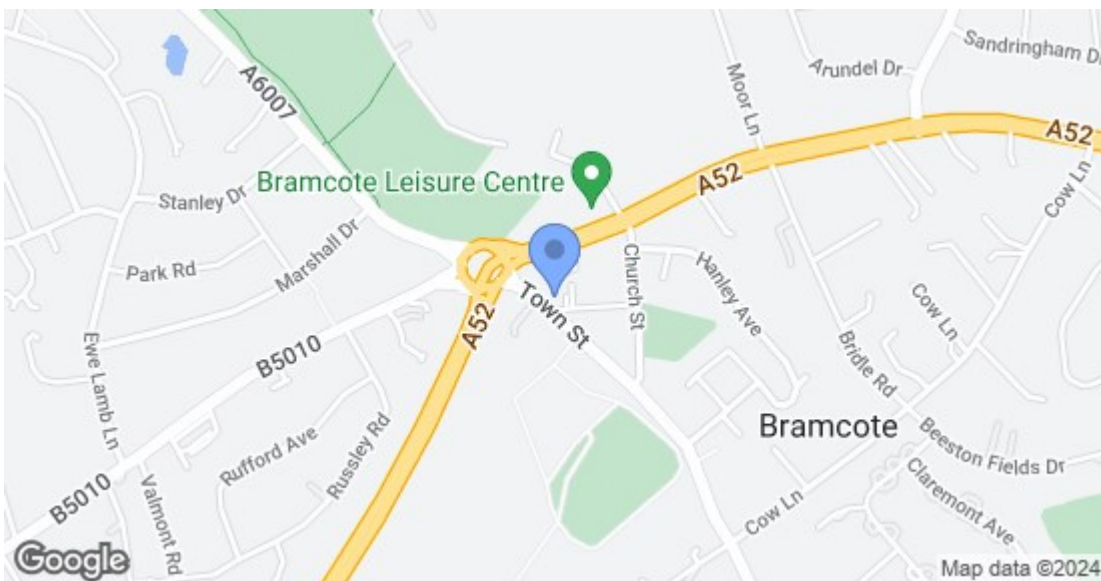
Outside



To the front the property is approached via secure double electric gates which lead to a sweeping gravelled drive, where the property has two dedicated parking spots. To the rear the property has a particularly large landscaped primarily lawned garden, which is enclosed by mature trees and hedges.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.