



The Grange, Town Street,  
Bramcote, Nottingham  
NG9 3DP

**£275,000 Leasehold**

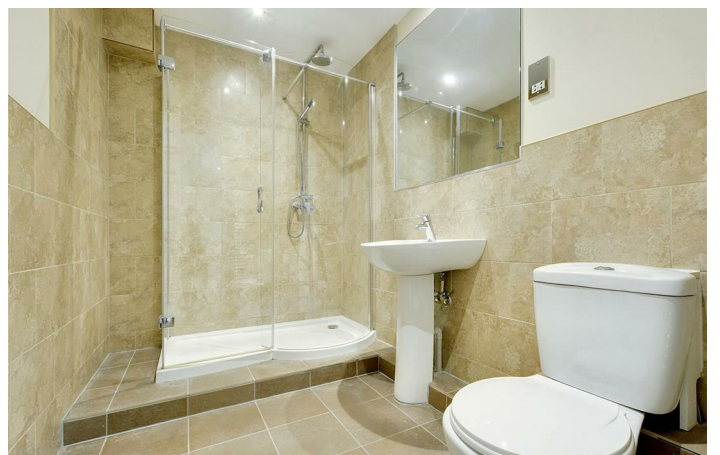


A beautifully presented two bedroom apartment, situated in attractive 17th century, grade II listed building.

Originally constructed as a single house in approximately 1830 called the Grange, this beautiful building has now been converted into exclusive flats which sit in communal landscaped grounds accessed via electric gates.

This well presented flat with contemporary fixtures and fittings throughout, briefly comprises entrance hall, sitting room, breakfast kitchen, master en-suite bedroom, further double bedroom and bathroom.

Offered to the market with the benefit of chain free vacant possession, being ideally placed for easy access to the centres of Beeston and Nottingham, the A52 and M1 motorway, Queens Medical Centre and Nottingham University, this fantastic property simply must be viewed to be appreciated.



## Communal Entrance Hall

With intercom system leads to:

## Shared Hallway

A panelled door provides access to the flat.

## Hallway

Inset ceiling spotlights, radiator, intercom system and useful storage cupboard.

## Sitting Room

16'0" x 13'2" plus recess approx (4.88m x 4.02m plus recess approx)

Radiator, sash window with secondary glazing, further feature Velux window and inset ceiling spotlights.

## Breakfast Kitchen

12'5" x 10'9" approx (3.79m x 3.30m approx)

With an extensive range of fitted wall and base units, granite work surfaces with splashback, 1½ bowl sink with mixer tap, inset gas hob with air filter above, inset electric oven and grill, integrated fridge, freezer, dishwasher and washing machine, concealed 'Glow Worm' boiler for domestic hot water and heating, laminate flooring, radiator, inset ceiling spotlights, extractor fan and a sash window with secondary glazing.

## Bedroom One

15'5" x 14'11" approx (4.70m x 4.55m approx)

Radiator, inset ceiling spotlights and a sash window with secondary glazing.

## En-Suite

With a three piece suite in white comprising WC, pedestal wash hand basin, double shower cubicle with mains overhead shower and further shower handset, inset mirror with shaver point, part tiled walls, tiled flooring, wall mounted heated towel rail, extractor fan and inset ceiling spotlights.

## Bedroom Two

12'5" x 9'6" approx (3.81m x 2.9m approx)

Radiator and a sash window with secondary glazing.

## Bathroom

With a three piece suite in white comprising WC, pedestal

wash hand basin, bath with a shower off the taps, shower screen, part tiled walls, wall mounted heated towel rail, fitted mirror, shaver point, inset ceiling spotlights and extractor fan.

## Outside

To the front the property is approached by double electric gates beyond which dedicated parking and a bin store. To the rear the property has landscaped and mature spacious gardens which are primarily lawned with various stocked beds and borders, feature shrubs and trees.

## Agents Notes

Lease details to be verified.

## Material Information

Leasehold: Ten Owners Own Freehold.

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: In conversation area and listed property.

Rights and Easements: None

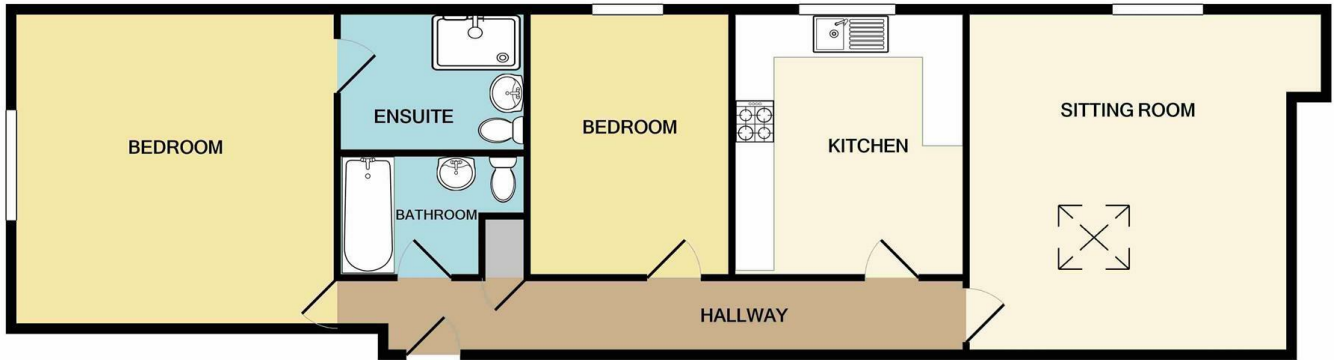
Planning Permissions/Building Regulations: None

Has the Property Flooded?: No

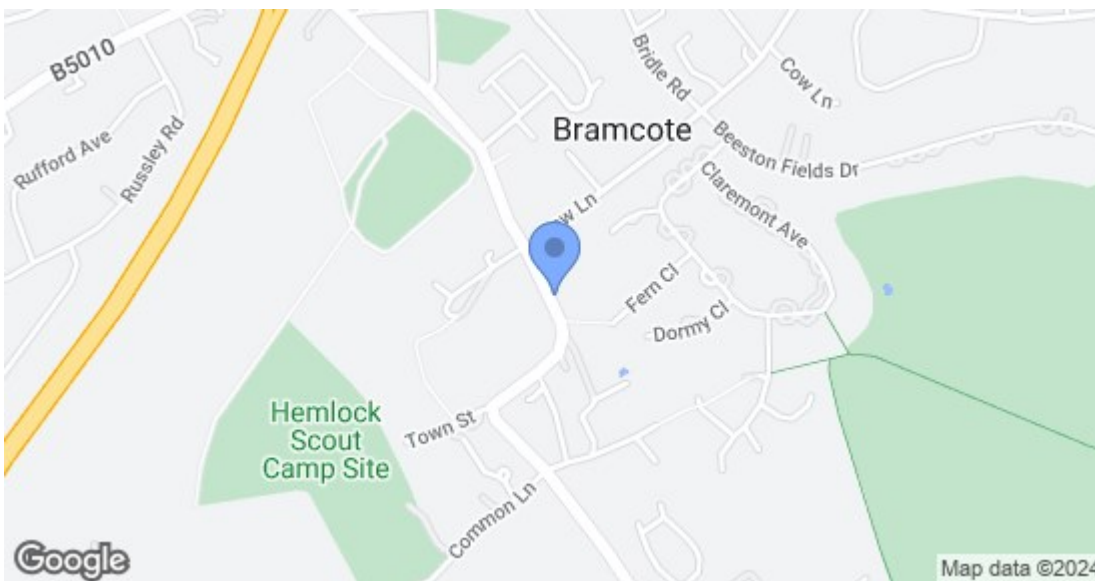
## Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.





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. 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			78
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			78
(69-80) C		58	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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