

82 Whysall Road, Nottingham, NG10 3QZ

£139,500



DESCRIPTION & ACCOMMODATION

A WELL PRESENTED TWO BEDROOM GROUND FLOOR
FLAT

OPEN PLAN LIVING

BATHROOM & ENUITE RE FITTED WITHIN THE LAST TWO
YEARS

LOCATED ON THE DESIRABLE PENNYFIELDS
DEVELOPMENT

READY TO MOVE INTO

ALLOCATED PARKING SPACE AT THE REAR

CLOSE TO LOCAL SHOPS, SCHOOLS & TRANSPORT LINKS

EASY ACCESS TO THE M1 AND A52

EARLY VIEWING ADVISED

TJS PROPERTY PEOPLE ARE PLEASED TO BRING THIS WELL PRESENTED TWO
BEDROOM GROUND FLOOR FLAT TO THE MARKET. SITUATED IN THE POPULAR
PENNYFIELDS DEVELOPMENT, CLOSE TO A RANGE OF LOCAL AMENITIES WHICH
INCLUDE SCHOOLS, SHOPS & GREAT TRANSPORT LINKS.

BRIEFLY COMPRISING OF ENTRANCE HALL, LOUNGE/DINER, KITCHEN, TWO DOUBLE
BEDROOMS (EN-SUITE TO THE MASTER BEDROOM) AND BATHROOM. TO THE REAR
OF THE PROPERTY THERE IS A ALLOCATED PARKING SPACE.

EARLY INTERNAL VIEWING ADVISED - CALL OUR OFFICE ON 0115 972 7808



ACCOMMODATION

With communal entrance doors into well maintained and bright hallway with stairs ascending to first and second floor, NUMBER 82 is on the ground floor with private entrance door to:

ENTRANCE HALL

With storage heater, power points and doors to:

BEDROOM ONE

15'8 x 13'2 (4.78m x 4.01m)

A double first bedroom with two double glazed windows to the front and side elevation, storage heater and power points.

Door to EN-SUITE

Comprising of shower cubicle with mains fed shower, low flush w/c and wash hand basin with mixer tap and storage cupboard beneath. Ladder style radiator and double glazed window to the side elevation.



BEDROOM TWO

9'4 x 10'4 (2.84m x 3.15m)

Another double bedroom with double glazed window to the rear elevation, storage heater and power points.



BATHROOM

10'11 x 5'11 (3.33m x 1.80m)

A bright and spacious bathroom (we are advised this was re fitted by the current owner two years ago), comprising of a small panelled bath with mixer tap, low flush w/c and hand wash basin with storage cupboard beneath. Ladder style radiator, storage heater and double glazed window to the side elevation.

LOUNGE/DINER

17'5 x 10'3 (5.31m x 3.12m)

A good size lounge/diner with two double glazed windows to the side elevation, electric fire with wooden surround, storage heater and power points.



Opening to:

KITCHEN

6'5 x 10'3 (1.96m x 3.12m)

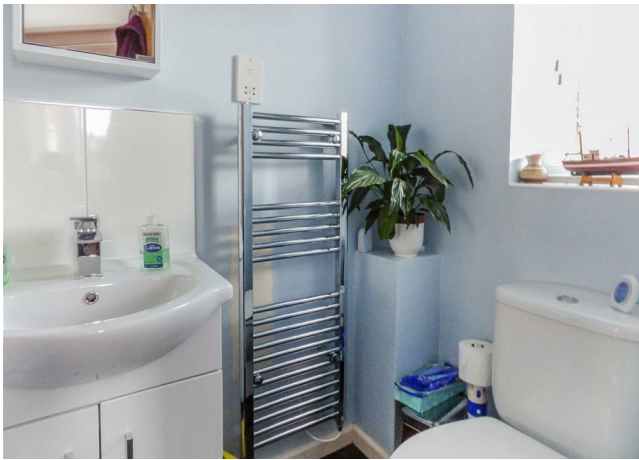
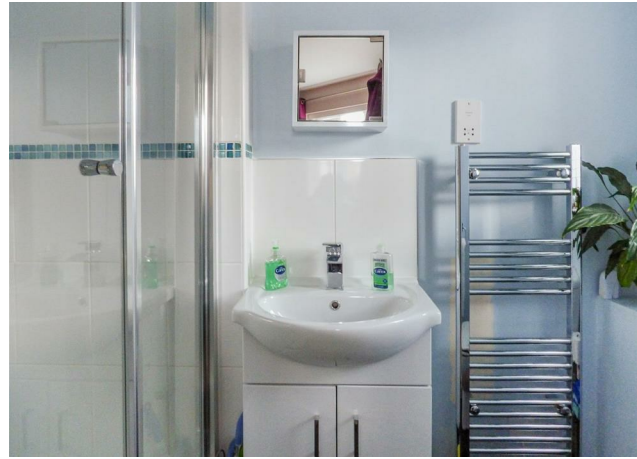
A range of wall and base units beneath round edge work surfaces. Integrated appliances to include fridge and freezer, integrated electric oven/grill with hob and stainless steel effect chimney style extractor hood over, integrated washer/dryer and one and a half bowl sink unit with double glazed window to the rear elevation.



OUTSIDE

To the front of the property there is a communal garden area with pathway leading to entrance door and to the side of the main building a driveway entrance leading to the rear and further communal garden area enclosed by close boarded fencing with allocated parking and bin storage area.

TENURE, VIEWING & DIRECTIONS



TENURE

Leasehold

Charges per month and what it includes - service charge is currently £996 per year, residents are allowed to pay monthly but this is by agreement only and that payments are on time. This includes - admin fee, accountants fee, bank charges (as they have their own bank), cleaning, electric, fire alarm, gardening, insurance, repairs and window cleaning.

Time left on the lease - There was 999 in 2006.

Reserve fund is £120 per year

VIEWING

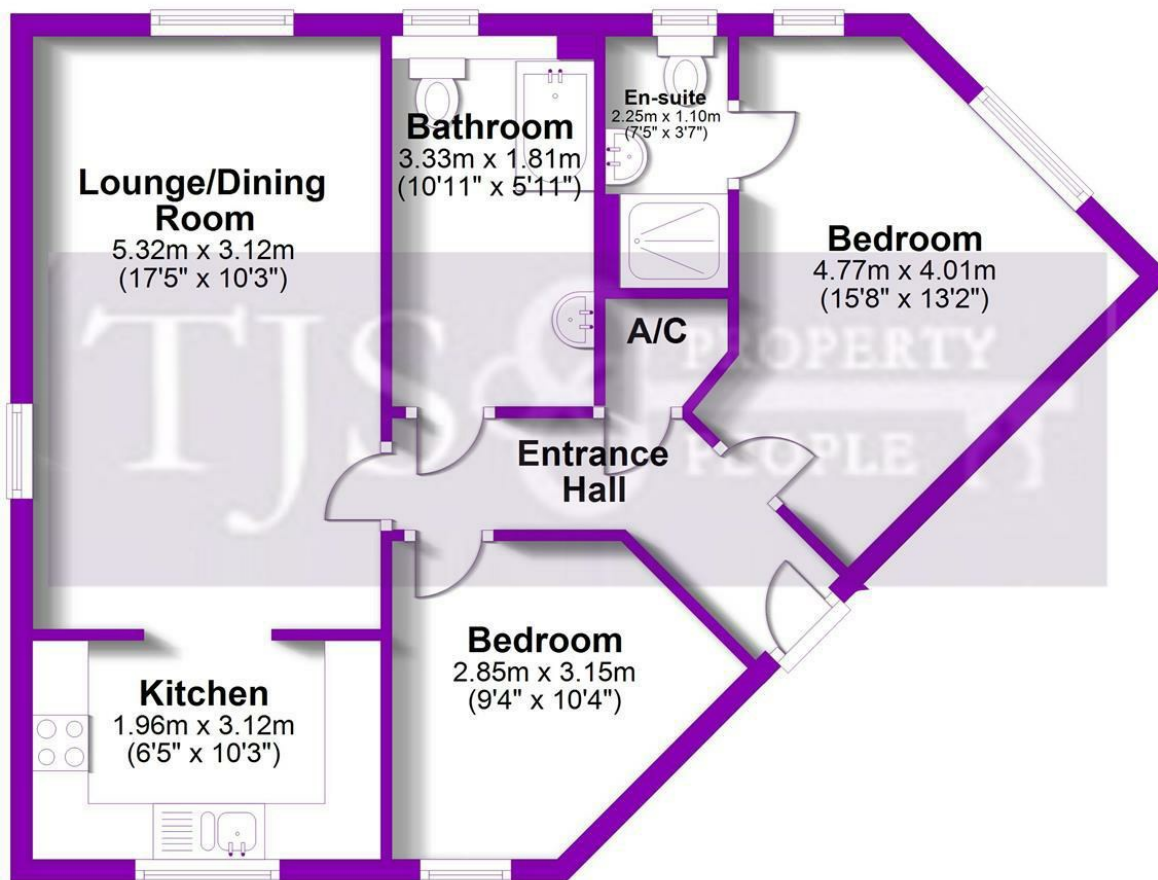
Strictly by appointment with TJS Property People who would be pleased to supply any further information which may be required.

DIRECTIONS

From leaving our office on the Market Place proceed along Derby Road until reaching Eaton Farm traffic island, take the first exit onto Wilsthorpe Road and at the next traffic island turn right onto Pennyfields Boulevard. Turn left onto Dunn Drive, Whysall Road will be found at the end and you will see the apartments at the junction from Dunn Drive to Whysall Road.

Ground Floor

Approx. 57.3 sq. metres (616.6 sq. feet)



Total area: approx. 57.3 sq. metres (616.6 sq. feet)

TJS Reference: 1540

Property Type: Flat - Ground Floor

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Postal Code: NG10 3QZ

EPC: C

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

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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