



4 Regent Court, Derby Street, Nottingham, NG1 5FF

Price Guide £95,000

- Spacious and Light One Bedroom Apartment
- Spacious Open Plan Lounge/Diner
- Excellent Location
- Current Tenants Paying £800 PCM
- GUIDE PRICE £95,000 - £110,000
- Situated in a Grade II Listed Building
- Modern Kitchen and Bathroom
- Can be sold with or without tenants
- No Upward Chain

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GUIDE PRICE £95,000- £110,000 - Spacious and Very Well Presented One Bedroom Apartment. Great Location. Situated on the second floor of a popular Grade II Listed building. Accommodation comprises; Lounge/Diner, Modern Kitchen, Bedroom and Bathroom. Let for £800 PCM but can be sold with vacant possession. No Upward Chain.



Council Tax Band: A



COMMUNAL ENTRANCE

Stairs access to all floors. Entered via Derby Street.

ENTRANCE HALL

Laminate wood flooring. Doors to all rooms. Intercom system. Electric radiator.

LOUNGE

13'4" x 11'7"

Dual aspect windows. Laminate wood flooring. Electric wall mounted radiator.

KITCHEN

12'3" x 6'2"

A range of modern high gloss base and wall units . Electric hob and oven. Extractor. Sash window to the side elevation. Plumbing for a washing machine.

BEDROOM

12'8" x 8'2"

Two large secondary glazed windows to the front elevation. Electric radiator.

BATHROOM

Panelled bath with glass splash backs and electric shower. Low level toilet. Pedestal wash hand basin. Extractor.



Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	