



22 Cambria Mews, Nottingham, NG3 4GZ

Asking Price £110,000

- Spacious Two Bedroom Ground Floor Maisonette
- Large Lounge
- Garden to the Front
- Double Glazing and Gas Central Heating
- No Upward Chain
- Modern Kitchen and Bathroom
- Two Spacious Double Bedrooms
- Off Street Parking
- Close to Town

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Recently Refurbished Spacious and Well maintained Two Bedroom Ground Floor Maisonette. Two Double Bedrooms, Large Lounge and a Modern Kitchen. Off street parking and a private garden to the front. uPVC double glazing and gas central heating. No Upward Chain



Council Tax Band: A



Entrance Hall

9'5 x 8'4

Radiator. Doors to the Lounge, Kitchen, Bathroom and Both Bedrooms.

Lounge

16'4 x 9'10

Radiator. Double glazed window to the front elevation.

Kitchen

9'3 x 8'5

A range of base and wall units with space for oven and washing machine. Wall mounted gas combination boiler. Window to the front elevation. Built in cupboard. Radiator.

Bedroom

13'3 x 9'10

Radiator. Window to the rear elevation.

Bedroom

9'5 x 6'3

Radiator. Window to the rear.

Bathroom

Panelled bath with mains mixer shower over. Vanity unit with inset sink unit and hidden cistern toilet. Extractor. Window to the side elevation.

Exterior

Garden to the front elevation. Parking to the rear.

Tenure

We are informed that the lease was granted for a period of 999 years from 1981. The ground rent is £25 per annum but is not collected. We believe the Freeholders went into liquidation but any prospective purchaser should make their own investigations, However this could effect a mortgage being granted on the property.



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	

