



Wellington Square, Nottingham **Offers Over £85,000**







Wellington Square, Nottingham

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Property Description

ATTENTION INVESTORS AND CASH BUYERS
Guide Price 90,000-100,000 With no pain of a chain this first floor self contained flat is a brilliant opportunity for any buyer looking for a little project nestled in a cul de sac. Comprising of an entrance hall with stairs leading to the front door, along the hallway is a generous sized bathroom, bedroom and light and airy living area with a large bay window, leading through the the kitchen area. Brilliantly located and set just off Derby Road this is a ideal purchase for any buyer. Please give the branch a call to register your interest. EPC Grade D.

Our View

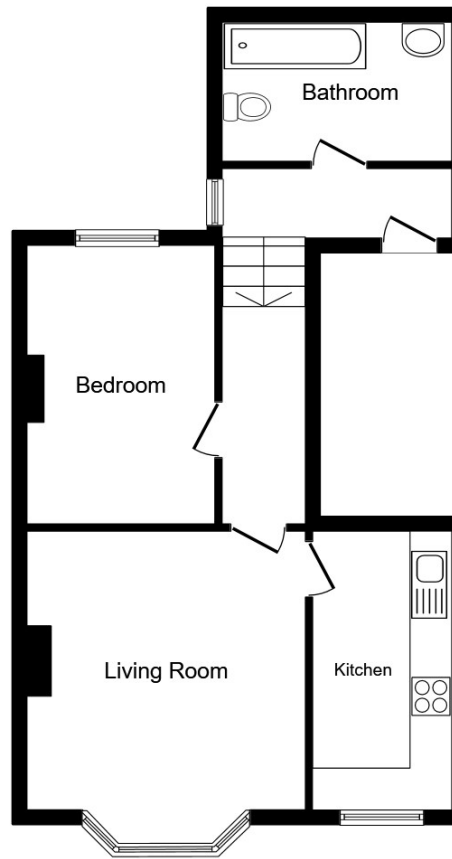
With an injection of TLC, A bit of a freshen up this flat can be ideal for a first pad for any one who wants to be on a brilliant transport route to the universities or close enough to the city centre. On the other hand can be absolutely ideal for an investment with this flat being sat in the prime letting location of Lenton.

Location

Sitting Snug just off Derby Road opposite The Park, this first floor flat sits in a very convenient location. Sitting just behind The Ropewalk, seconds away from Canning Circus and walk down the hill into the City Centre. Prime for letting and close to plenty of amenities.



IDEAL FOR AN INJECTION OF TLC
For full EPC please contact the branch



Floor Plan

Total floor area 52.0 sq. m. (560 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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