

Elevation Place
Eastwood Nottingham

burchell edwards

Elevation Place
Eastwood Nottingham NG16 3GL

for sale offers in the region of
£155,000







Property Description

Elevation Place, Eastwood, Nottinghamshire

A well-presented two-bedroom upper floor apartment, ideally situated in the popular town of Eastwood. Offering modern, low-maintenance living throughout, this attractive home is perfect for first-time buyers, professionals and investors alike.

The accommodation is accessed via a private entrance hall and opens into a spacious open-plan kitchen, dining and living area, creating a fantastic space for both everyday living and entertaining. The kitchen is fitted with a range of units and appliances, while the living area is bright and inviting, benefiting from an abundance of natural light.

The property boasts two well-proportioned bedrooms, with the principal bedroom enjoying Velux windows that enhance the light and airy feel. A contemporary bathroom fitted with a three-piece suite completes the internal accommodation.

Externally, the apartment benefits from an allocated parking space, providing convenient off-road parking.

Located within easy reach of local amenities, shops, transport links and commuter routes, this property combines comfort, convenience and excellent value, making it an opportunity not to be missed.

Entrance Hall

Accessed via a wooden entrance door, the entrance hall benefits from vinyl flooring and a wall-mounted radiator.

Storage

Located off the hallway and housing the boiler and electrical distribution cupboard

Kitchen / Living Room

Kitchen Area: Fitted with a range of matching wall and base units incorporating a stainless steel sink and drainer. Appliances include a gas hob with cooker hood over and electric oven beneath, fridge-freezer, washing machine and tumble dryer. Vinyl flooring and spotlights complete the space.

Living Area: Open to the kitchen, this inviting space features carpet flooring, three double glazed windows to the front elevation, spotlights and a wall-mounted radiator.

Bedroom One

A bright and comfortable room featuring carpet flooring, a double glazed window to the side elevation, Velux windows providing additional natural light, and a wall-mounted radiator.

Bedroom Two

Featuring carpet flooring, a double glazed front window and a wall-mounted radiator.

Bathroom

Fitted with a ceramic WC and wash hand basin, together with a bath featuring a shower over. The room is complemented by tiled flooring, tiled splashbacks and a wall-mounted heated towel rail.

Externals

The property benefits from an allocated parking space.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 71.8 m² (773 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: C

Council Tax Band: B

Service Charge: 1104.00

Ground Rent: 120.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/EWD207906

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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