



The Zone, Brightmoor Street, Nottingham, NG1 1FB

Guide Price £130,000-£140,000 Leasehold



The Zone, Brightmoor Street

2 Bedrooms, 2 Bathroom

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- Two Bedroom Ground Floor Apartment
- Immaculately Presented Throughout
- Redecorated & New Flooring Throughout
- Private Entrance
- Rear Patio Area
- Extended Lease & Peppercorn Ground Rent
- Central Location

GUIDE PRICE £130,000-£140,000. Immaculately presented throughout, this two bedroom ground floor apartment has been redecorated throughout and fitted with new flooring ensure it's in turn key condition ideal for a first time buyer or investor. Accessed via a private entrance the accommodation comprises of a hallway with leading to a dual aspect lounge/diner, separate fitted kitchen, two double bedrooms (master benefitting from an en-suite shower

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room) and a separate bathroom. Externally, the property has a small patio area to the rear. Benefitting from an extended lease and a peppercorn ground rent, early viewing is strongly recommended.

HALLWAY 18' 10" x 3' 8" (5.74m x 1.12m) Accessed via an opaque uPVC door with fitted carpet, wall mounted radiator, storage cupboard and fitted ceiling spotlights.

LOUNGE/DINER 15' 3" x 11' 5" (4.65m x 3.48m) With newly fitted carpet, three uPVC double glazed windows to the front and side elevations, two wall mounted radiators, airing cupboard and two ceiling lights.

KITCHEN 11' 1" x 8' 2" (3.38m x 2.49m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over and stainless steel back splash back, integrated fridge, washing machine plumbing, wood

effect vinyl flooring, wall mounted radiator, uPVC double glazed window and door to the rear elevation and fitted ceiling spotlights.

MASTER BEDROOM 11' 1" x 8' 9" (3.38m x 2.67m) With fitted carpet, uPVC double glazed window to the side elevation, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, part wall tiling, wall mounted radiator and fitted ceiling spotlights.

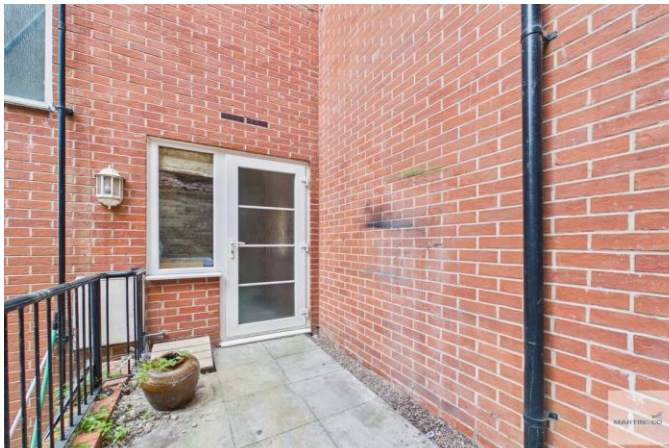
BEDROOM TWO 8' 10" x 7' 5" (2.69m x 2.26m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, part wall tiling, wall mounted radiator and fitted ceiling spotlights.

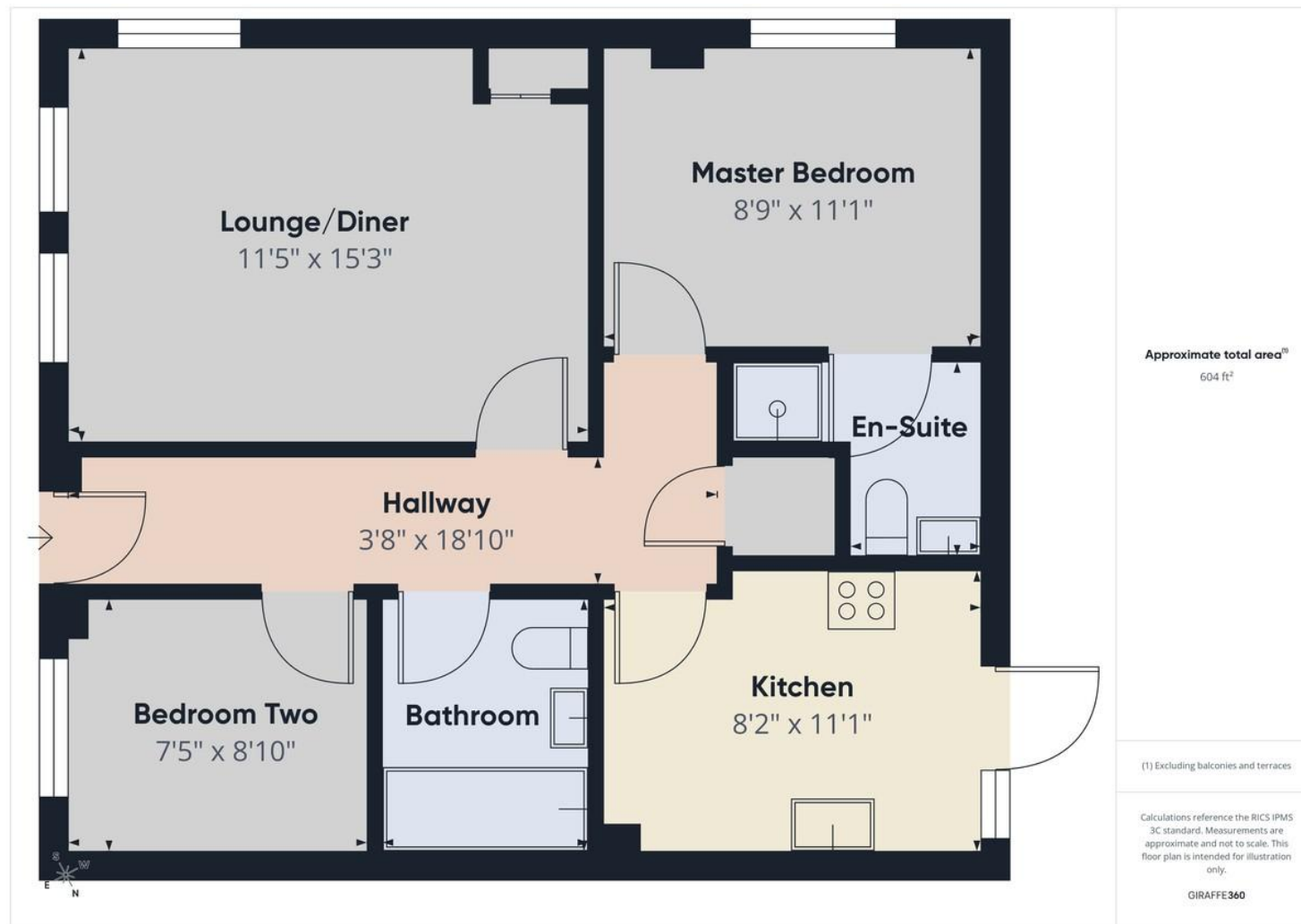
EXTERNAL The property is accessed via a private entrance and has a small paved patio area to the rear.

AGENTS NOTE The current service charge estimate has been increased comparative to previous years owing to the requirement to carry out necessary fire safety works to the development. It is anticipated that the service charge will likely see a reduction in future years owing to the amount expected to be demanded from each leaseholder for contributions towards the reserve fund lessen.









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