



**Brook Court, Player Street, Nottingham, NG7 5PP**  
Offers Over £95,000 Leasehold



# Brook Court, Player Street, Nottingham

2 Bedrooms, 1 Bathroom

Offers Over £95,000

- Two Bedroom Top Floor Apartment
- Open Plan Living
- Double Bedrooms
- Allocated Parking
- Close To City Centre
- No Onward Chain
- Ideal BTL or FTB

Situated on the top floor of this popular development this two bedroom apartment suits both first time buyers and buy to let investors alike and is bright and spacious throughout. The accommodation comprises of an entrance hall, a well proportioned open plan living/dining/kitchen, two double bedrooms and a fitted bathroom. The property also benefits from an allocated parking space and is being offered with no onward chain.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** 6' 4" x 4' 3" (1.93m x 1.3m) With fitted carpet, airing cupboard, and ceiling light.

**OPEN PLAN LIVING/DINING/KITCHEN** 20' 6" x 16' 9" (6.25m x 5.11m) The bright and spacious open plan living area comprises of a living area with uPVC double glazed window, fitted carpet, electric storage heater and ceiling light. The fitted kitchen comprises of a range of fitted wall and base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, integrated electric oven, hob and extractor hood over, splash back tiling, washing machine plumbing, vinyl floor covering and ceiling light

**BEDROOM** 11' 7" x 10' 9" (3.53m x 3.28m) With fitted carpet, wall mounted electric heater, uPVC double glazed window and ceiling light.

**BEDROOM** 11' 5" x 10' 8" (3.48m x 3.25m) With fitted carpet, wall mounted electric heater, uPVC double glazed window and ceiling light.

**BATHROOM** With fitted suite comprising of a bath with electric shower over, low flush w.c., pedestal wash hand basin, part wall tiling, vinyl floor covering and ceiling light.

**EXTERNAL** The property is situated in a gated complex with an allocated parking space.





MARTIN.CO



MARTIN.CO

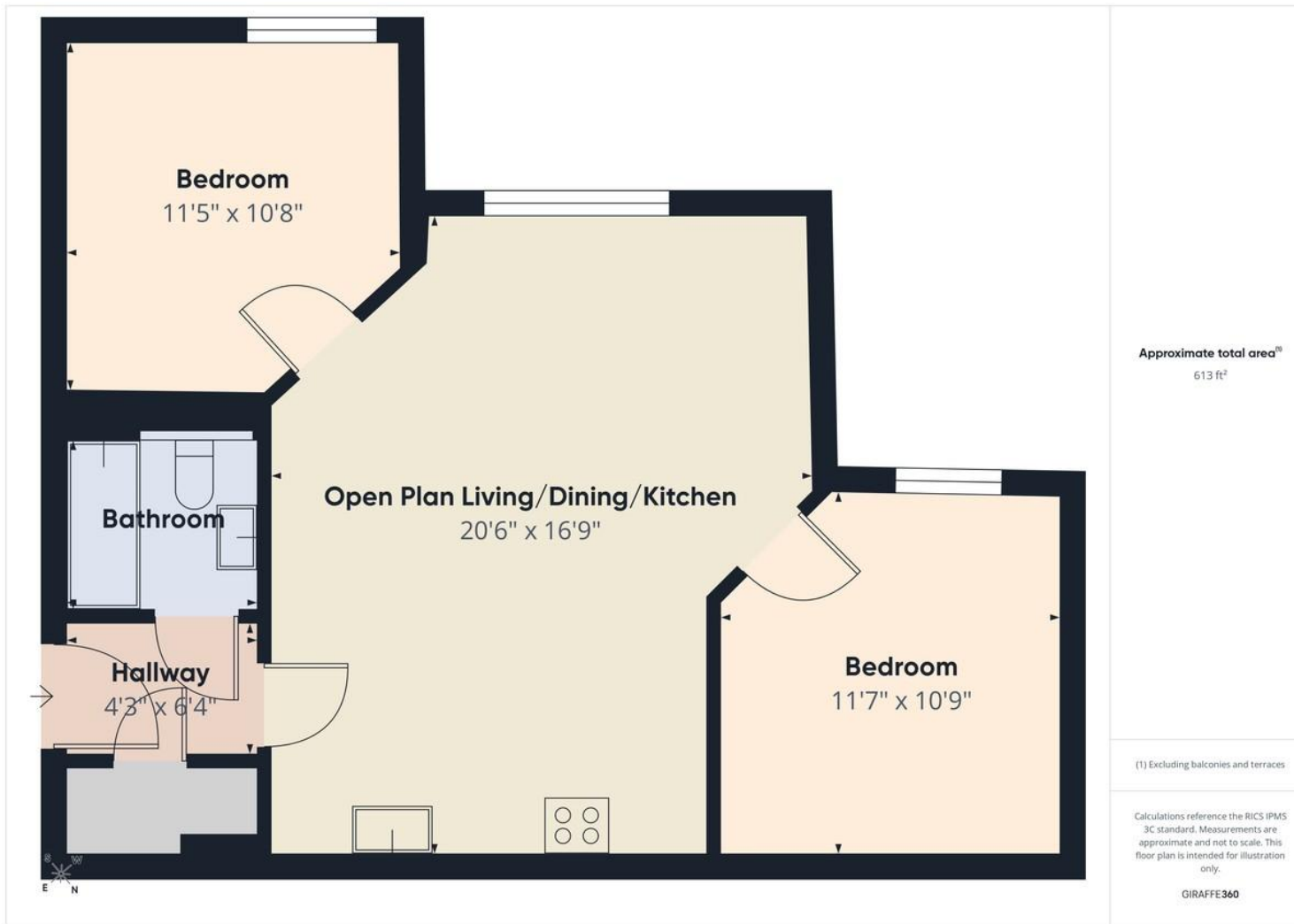


MARTIN.CO



MARTIN.CO





## Martin & Co Nottingham

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ  
T: 0115 8533230 • E: nottingham@martinco.com

0115 8533230

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.