

# 34 Stavely Way

Gamston  
Nottingham  
NG2 6QR

**Guide Price £157,500**



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Location



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Video



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0115 841 1155



- No upward chain!
- Two-bedroom ground floor apartment
- Main bathroom and en-suite
- Open plan kitchen living
- Allocated parking and intercom entrance system
- Ideal for first time buyers or downsizers
- Sought-after Gamston location
- Viewing essential!
- Council Tax Band - C
- Tenure - Leasehold - 987 Years Remaining



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## Key Features

Step into this two-bedroom ground floor apartment, perfectly positioned in the sought-after Gamston area. With no upward chain and ready for immediate occupancy, this is a home you can move straight into.

Upon entering, you're greeted by a welcoming hallway that leads to two generously sized bedrooms, a modern main bathroom, and a bright, open-plan living kitchen space. The kitchen is thoughtfully fitted with integrated appliances and features a side-aspect window, flooding the space with natural light.

The kitchen flows into a spacious living and dining area, enhanced by windows and soft, comfortable carpeting - an ideal space for relaxing or entertaining.

The main bedroom is complete with its own en-suite shower room, while the contemporary main bathroom boasts a sleek three-piece suite.

Additional benefits include an allocated parking space and a secure intercom entry system for peace of mind.

Service Charge (PA) £1,500

Ground Rent (PA) £295







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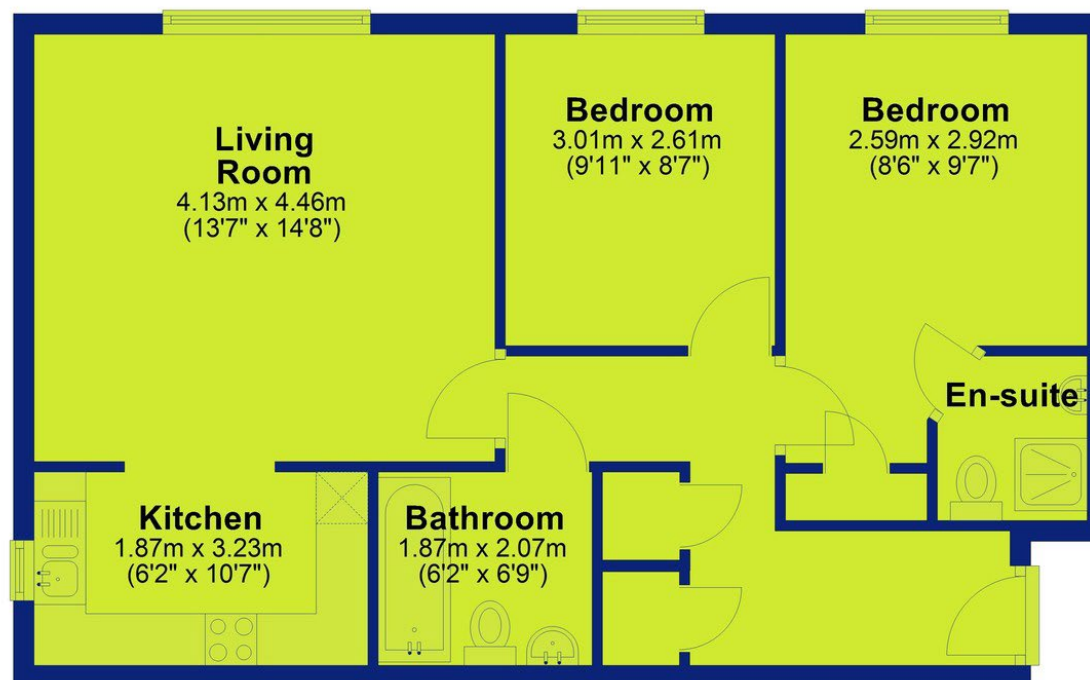
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## Ground Floor

Approx. 61.1 sq. metres (657.8 sq. feet)



Total area: approx. 61.1 sq. metres (657.8 sq. feet)



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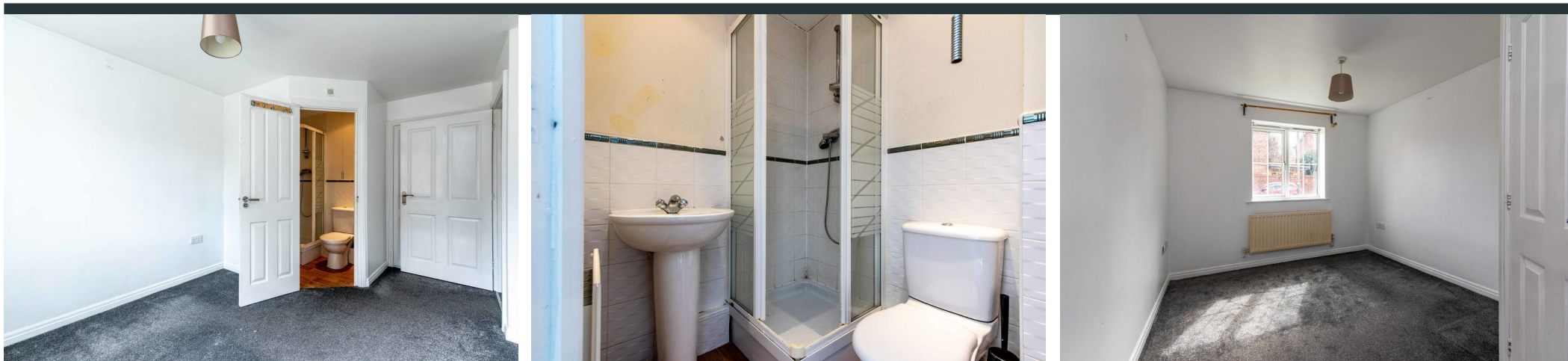


Video



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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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