



The Wells Road
, Nottingham NG3 3AR

A TWO BEDROOM, GROUND FLOOR
APARTMENT SITUATED IN ST ANNS,
NOTTINGHAM.

Guide Price £100,000 Leasehold



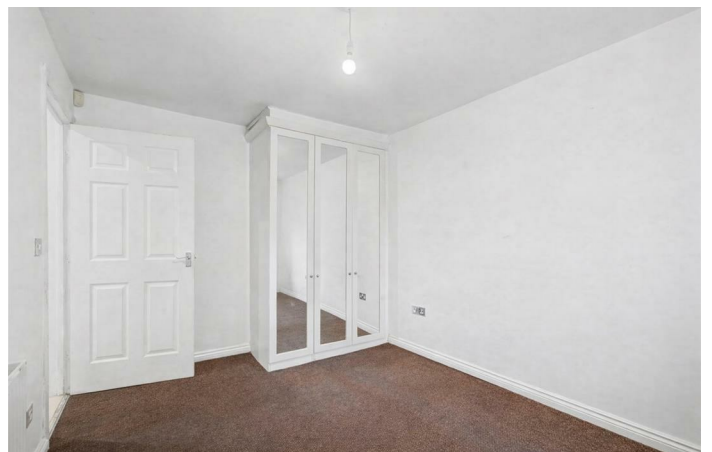
** GUIDE PRICE £100,000 - £110,000 **

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC GROUND FLOOR, TWO BEDROOM APARTMENT SITUATED IN ST ANNS, NOTTINGHAM.

Upon entry, you are welcomed into the entrance lobby which leads to the hallway. Off the hallway is the fitted kitchen, lounge, first double bedroom, second double bedroom, family bathroom featuring a three piece suite and two ample storage cupboards.

The property benefits from an allocated parking space and intercom system. It is ideally located with transport links into Nottingham City centre and surrounding towns. You also have access to local amenities within walking distance.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT APARTMENT- Contact the office now to arrange your viewing!



Entrance Lobby

3'3" x 4'3" approx (1.0 x 1.3 approx)

Composite entrance door, electrical consumer unit, panelled door leading into the entrance hallway.

Entrance Hallway

6'6" x 12'9" approx (2.0 x 3.9 approx)

Laminate flooring, wall mounted radiator, wall mounted intercom, storage cupboards, recessed spotlights to the ceiling, panelled doors leading off to:

Kitchen

10'2" x 9'6" approx (3.1 x 2.9 approx)

UPVC double glazed window, linoleum flooring, a range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with mixer tap over, integrated oven with hob over and extractor hood above, space and plumbing for a washing machine, space and point for a fridge freezer, tiled splashbacks, boiler housed within matching cabinet, recessed spotlights to the ceiling.

Bathroom

8'2" x 8'2" approx (2.5 x 2.5 approx)

UPVC double glazed window, tiling to the walls, panelled bath with mains fed shower over, WC, handwash basin, extractor fan, chrome heated towel rail, tiling to the floor.

Bedroom One

14'5" x 10'2" approx (4.4 x 3.1 approx)

UPVC double glazed window, carpeted flooring, integrated wardrobe, wall mounted radiator.

Bedroom Two

11'1" x 12'5" approx (3.4 x 3.8 approx)

UPVC double glazed window, carpeted flooring, wall mounted radiator.

Lounge

16'8" x 15'1" approx (5.1 x 4.6 approx)

Laminate flooring, UPVC double glazed window, wall mounted radiator, fireplace.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 14mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

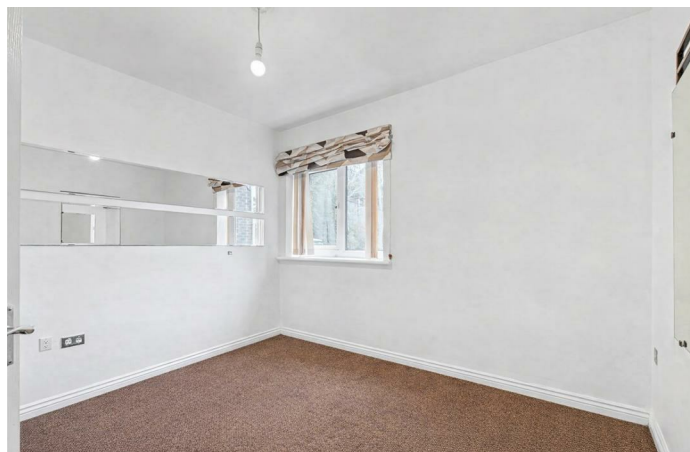
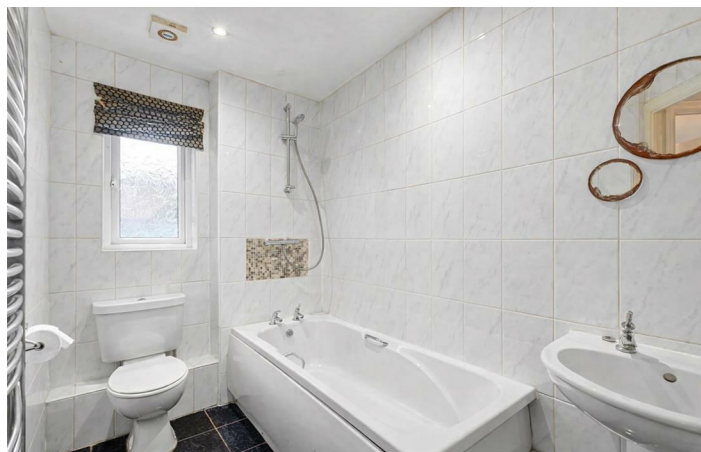
Flood Risk: No flooding in the past 5 years

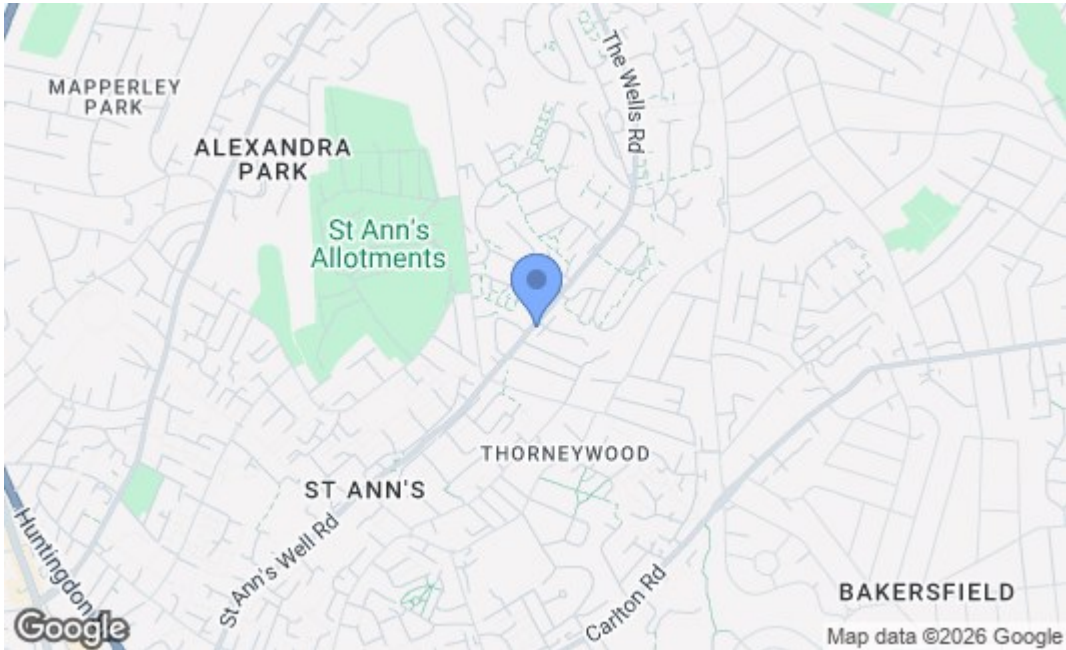
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.