



Town Street,
Bramcote, Nottingham
NG9 3DP

£260,000 Leasehold



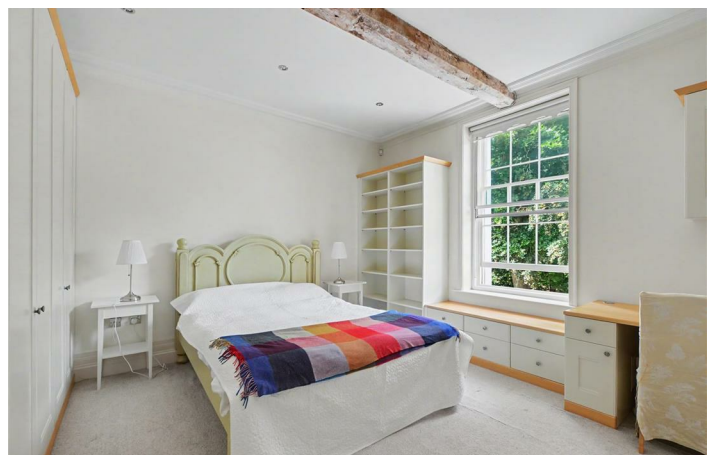
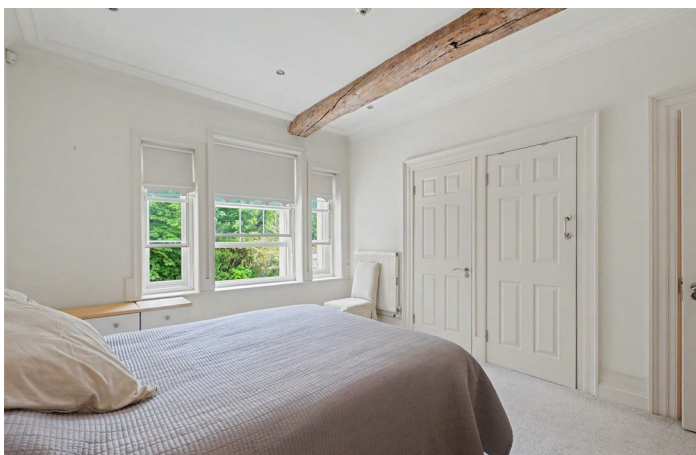
A well proportioned two double bedroom first floor flat.

Enjoying this private and sought after location within close proximity of a range of local shops and amenities including schools, transport links, this beautiful property is considered a fantastic opportunity for a variety of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: A grand communal entrance with stairs leading up to the first floor where the apartment is located on the left of the hallway. Front door to the entrance hall, lounge, kitchen/diner, master bedroom with en-suite and WC, a second double bedroom and bathroom.

To the front the property benefits from electric gates leading to the private parking where you will find two designated parking spaces, a range of mature trees and shrubs, tiled patio leading to the front door and side access to the rear of the building where there is a generous, sunny, private and enclosed communal garden with mature trees and shrubs for extra privacy.

Offered to the market with the benefit of chain free vacant possession and gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



Communal Entrance

A grand entrance hall with stairs leading up to the first floor where the apartment can be found on the left hand side with a door leading to the entrance hallway.

Entrance Hallway

With a useful built in storage cupboard, intercom system and door to the lounge.

Lounge

17'3" x 14'3" (5.26 x 4.35)

With a gas fire with marble surround and wooden Adam style mantle, fitted shelving, window with secondary glazing and fitted shutters to the rear, radiator and door to the kitchen/diner.

Kitchen/Diner

16'11" x 10'9" (5.17 x 3.29)

With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and a mixer tap, gas hob with extractor fan over and aluminium splashback, electric oven with grill, tiled splashbacks, integrated fridge freezer, dishwasher and washing machine, laminate flooring, radiator, spotlights and two windows with secondary glazing and fitted shutters.

Inner Hallway

With spotlights and steps down to the bathroom and two double bedrooms.

Bedroom 1

13'9" x 11'3" (4.21 x 3.44)

With three windows with secondary glazing to the front, radiator, spotlights, built in storage cupboard and doors to the WC and en-suite.

En Suite

With a shower cubicle, wash hand basin inset to vanity unit, tiled flooring and splashbacks, spotlights, extractor fan and heated towel rail.

WC

With low lush WC, pedestal wash hand basin, tiled flooring and splashbacks, spotlights, extractor fan and radiator.

Bedroom 2

13'10" x 13'9" (4.22 x 4.21)

With fitted wardrobes, desk, shelving and drawer space, window with secondary glazing to the front, radiator and spotlights.

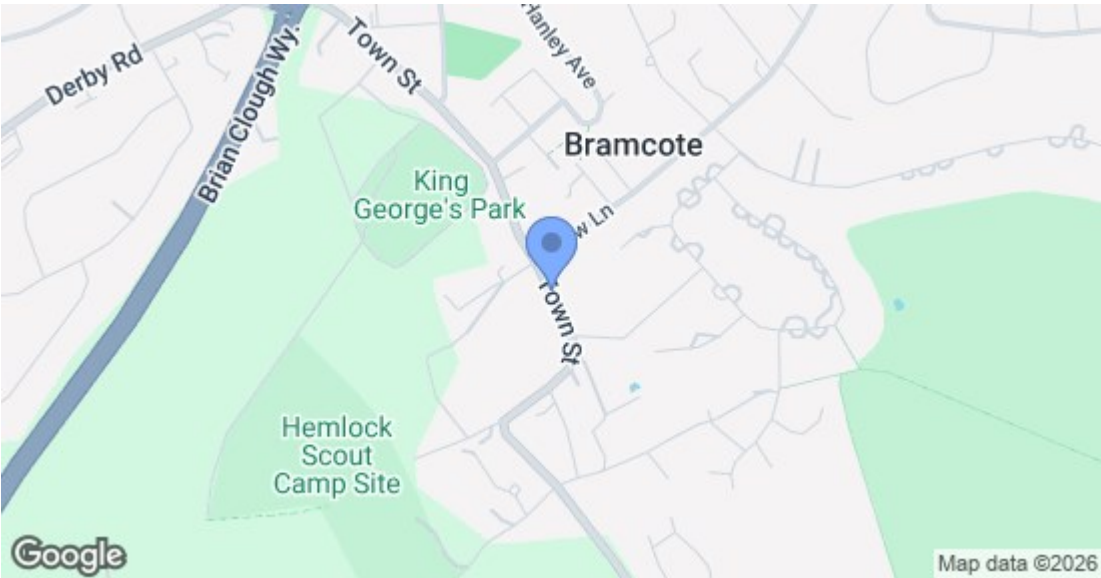
Bathroom

Incorporating a three pieces suite comprising bath with hand held shower over, WC, pedestal wash hand basin, tiled splashbacks, spotlights, extractor fan, electric shaver point and heated towel rail.

Outside

To the front the property benefits from electric gates leading to the private parking where you will find two designated parking spaces, a range of mature trees and shrubs, tiled patio leading to the front door and side access to the rear of the building where there is a generous, sunny, private and enclosed communal garden with mature trees and shrubs for extra privacy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.