

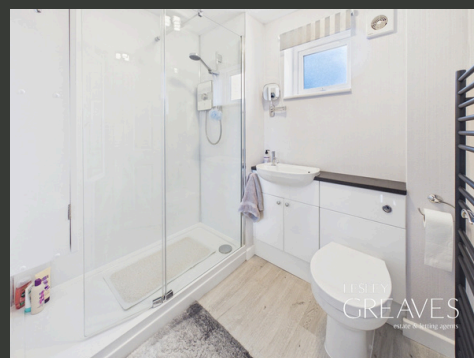


£165,000

GUIDE PRICE

ELMSDALE GARDENS
BURTON JOYCE

- FIRST FLOOR
- OVER 55'S
- TWO BEDROOMS
- MODERN SHOWER ROOM
- NO CHAIN
- EPC D



Over 55s First-Floor Apartment in a Sought-After Village Location

THIS WELL-PRESENTED TWO-BEDROOM FIRST-FLOOR APARTMENT IS OFFERED TO THE MARKET WITH NO UPWARD CHAIN AND IS SITUATED WITHIN THE ATTRACTIVE ELMSDALE GARDENS DEVELOPMENT IN THE SOUGHT-AFTER VILLAGE OF BURTON JOYCE. DESIGNED SPECIFICALLY FOR THE OVER 55S, THE DEVELOPMENT BENEFITS FROM WELL-MAINTAINED COMMUNAL GARDENS.

THE SPACIOUS OPEN-PLAN KITCHEN, LIVING AND DINING AREA PROVIDES AN EXCELLENT SPACE FOR BOTH RELAXING AND ENTERTAINING, WITH TRIPLE-ASPECT WINDOWS ALLOWING AN ABUNDANCE OF NATURAL LIGHT TO FILL THE ROOM. THE KITCHEN IS FITTED WITH A RANGE OF WALL AND BASE UNITS WITH COMPLEMENTARY WORK SURFACES, INCORPORATING AN OVEN AND HOB, TOGETHER WITH A WASHER/DRYER, FRIDGE AND FREEZER.

THERE ARE TWO WELL-PROPORTIONED BEDROOMS, BOTH BENEFITING FROM USEFUL BUILT-IN STORAGE. THE GENEROUS MAIN BEDROOM BENEFITS FROM FITTED WARDROBES, WHILE BEDROOM TWO ALSO FEATURES FITTED WARDROBES AND PROVIDES AN IDEAL GUEST BEDROOM, STUDY OR HOME OFFICE.

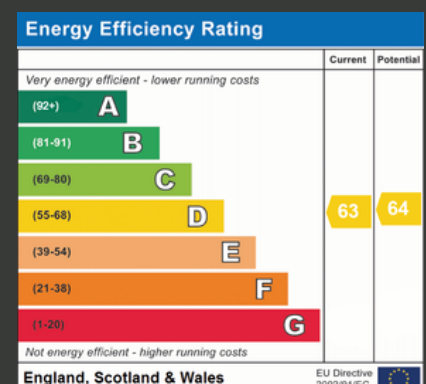
COMPLETING THE ACCOMMODATION IS A MODERN SHOWER ROOM, FITTED WITH A WALK-IN SHOWER ENCLOSURE, WASH HAND BASIN WITH USEFUL STORAGE BENEATH AND WC, ALONG WITH A HEATED TOWEL RAIL.

EXTERNALLY, RESIDENTS HAVE ACCESS TO ATTRACTIVE COMMUNAL GARDENS, PROVIDING PLEASANT OUTDOOR SPACE TO ENJOY. THE APARTMENT ALSO BENEFITS FROM ITS OWN ALLOCATED PARKING SPACE AND A USEFUL PRIVATE OUTSIDE STORE ROOM CONVENIENTLY POSITIONED NEXT TO THE ENTRANCE.

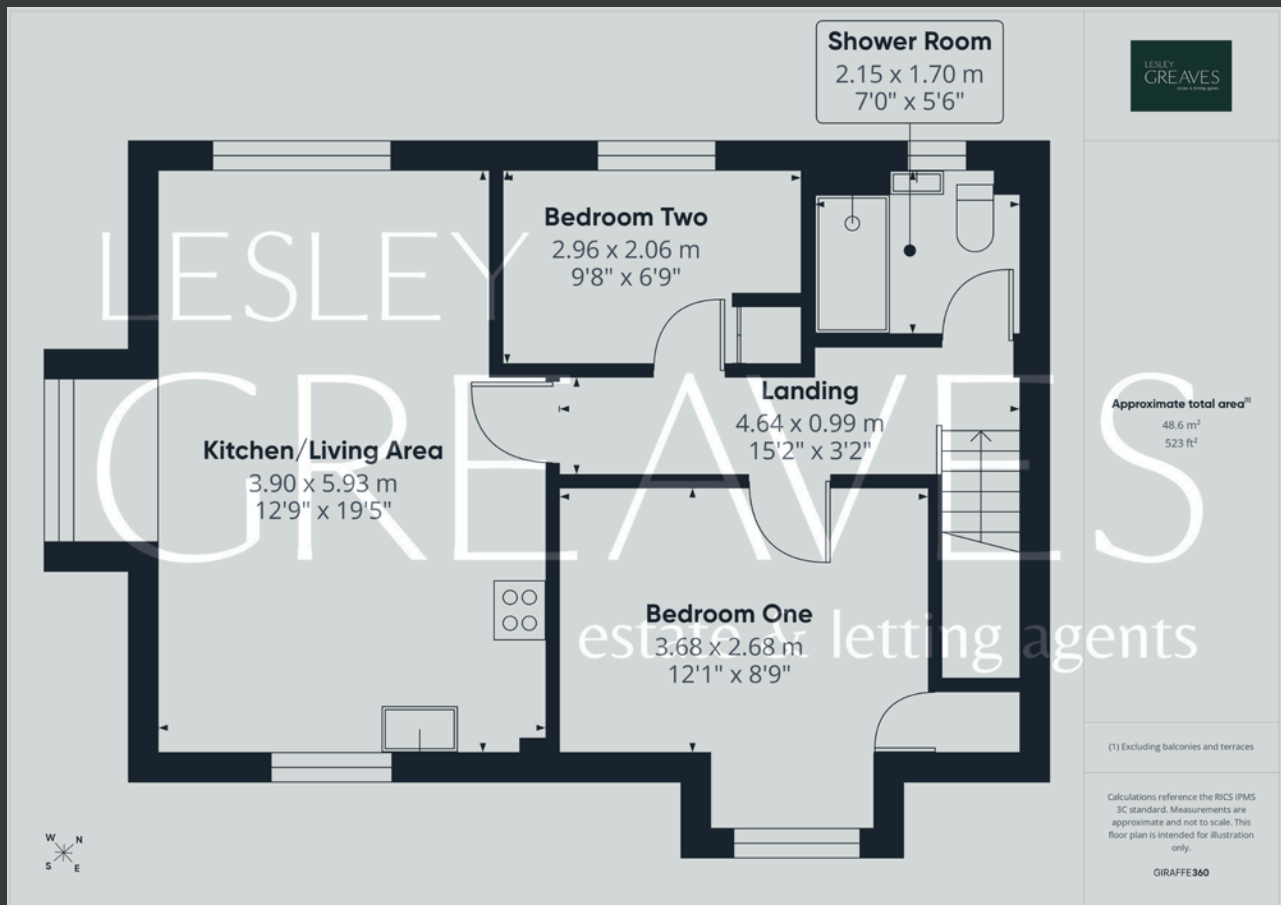
BURTON JOYCE IS A HIGHLY REGARDED VILLAGE OFFERING A GOOD RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, CAFÉS AND TRANSPORT LINKS, WITH CONVENIENT ACCESS INTO NOTTINGHAM AND SURROUNDING AREAS.

LEASEHOLD - 125 YEAR LEASE WITH 90 YEARS REMAINING.
MONTHLY GROUND RENT & SERVICE CHARGE £500PA

- LEASEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 55 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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