



Westminster Avenue
Sandiacre, Nottingham NG10 5AT

£135,000 Leasehold

A NEARLY NEW FIRST FLOOR TWO
BEDROOM OPEN PLAN LIVING
APARTMENT.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS NEARLY NEW, IMMACULATLY PRESENTED FIRST FLOOR TWO BEDROOM OPEN PLAN APARTMENT SITUATED IN THE HEART OF SANDIACRE.

With accomodating comprising of an open plan living dining kitchen area, two generous bedrooms and a modern three piece shower room.

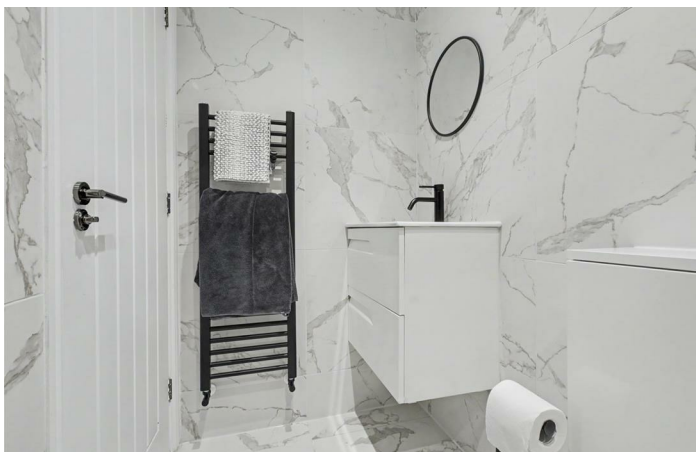
The property also benefits from allocated parking to the rear, gas fired central heating from a combination boiler, water-based underfloor heating and double glazing.

The property has a 999 year lease with 998 years remaining with an incredibly low monthly service charge of just £35 which covers buildings insurance, communal electric/heat, etc.

The property is located in the heart of Sandiacre within walking distance of nearby amenities such as Lidl and Buonissima. For those requiring transport links, the property offers easy access to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

Being only one year old, the property is still in excellent condition throughout and has been well maintained by the current owner. It is certainly in a ready to move into condition.

We believe the property will make an ideal first time buy or investment opportunity and highly recommend an internal viewing.



OPEN PLAN LIVING DINING KITCHEN

21'0" x 11'9" (6.42 x 3.60)

Two double glazed windows to the front (with fitted blinds), parquet-style flooring, water-based underfloor heating, media points, spotlights, wall mounted consumer unit and boiler cupboard housing the gas fired combination boiler for central heating and hot water. The living space then opens out to the kitchen area which comprises a matching range of stylish base and wall storage cupboards and drawers, with marble-style square edge work surfacing incorporating single sink and draining board with central swan-neck style mixer tap and tiled splashbacks. Fitted four ring induction hob with glass splashback, extractor fan over and oven beneath. Space for fridge/freezer and plumbing for washing machine, spotlights, parquet-style flooring to match the living area and doors to both bedrooms and shower room.

SHOWER ROOM

9'0" x 3'9" (2.75 x 1.16)

Stylish three piece suite comprising walk-in shower cubicle with glass screen and sliding glass shower door with dual attachment mains shower, hidden cistern push flush WC and wash hand basin with mixer tap and two storage drawers. Matching floor and wall tiles, double glazed window to the side and water-based underfloor heating.

BEDROOM ONE

10'2" x 8'2" (3.11 x 2.49)

Double glazed window to the rear (with fitted blinds), water-based underfloor heating and spotlights.

BEDROOM TWO

10'2" x 8'1" (3.10 x 2.48)

Double glazed window to the rear (with fitted blinds), water-based underfloor heating and spotlights.

OUTSIDE/ALLOCATED PARKING

The property benefits from one allocated parking space to the rear, accessed via a drive-through block paved carport. Each apartment has its own allocated parking space. There is also a bin storage area.

DIRECTIONS

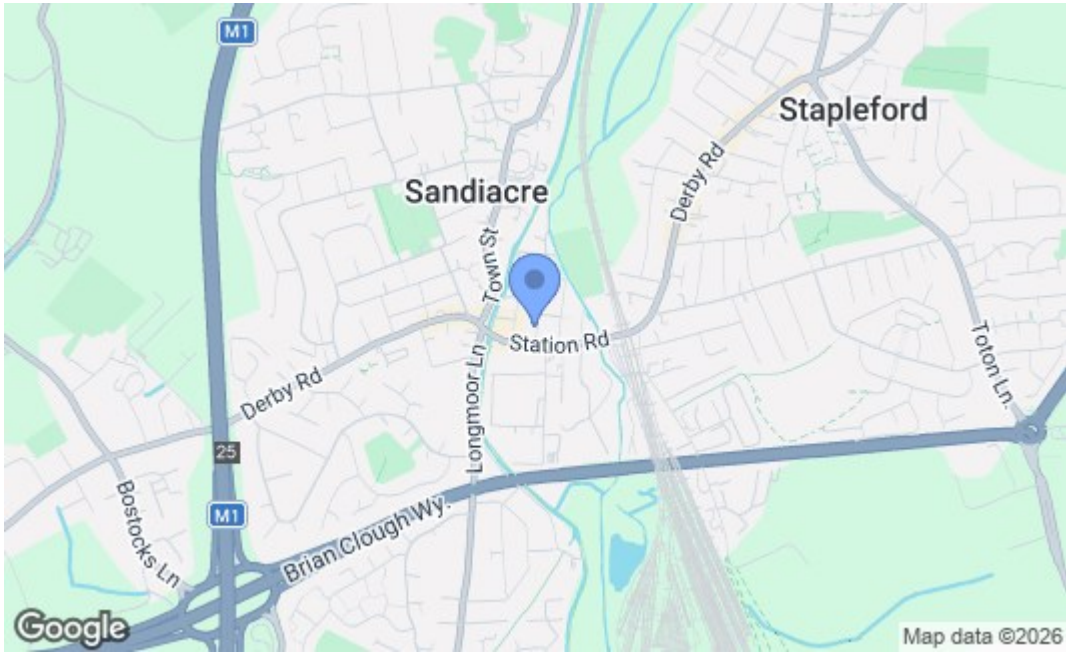
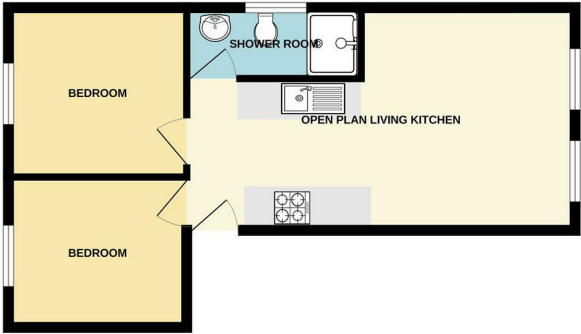
From our Stapleford Branch on Derby Road, proceed in

the direction of Sandiacre, crossing the bridge onto Station Road. Look for and take an eventual right hand turn onto Westminster Avenue, where the block of four apartments can be found on the left hand side.

AGENTS NOTE

The property is understood to have a 999 year lease from 2025 with 998 years remaining. There is a monthly charge of £35pcm incorporating the buildings insurance and communal electric for the building. We ask that you confirm this information with your mortgage provider and solicitor prior to completion.





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