

Robert Ellis

look no further...



Baxter Green,
, Bramcote
NG9 3TH

£750,000 Leasehold

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A simply stunning three-bedroom penthouse apartment enjoying panoramic views of it's surrounding.

Finished to exacting standards throughout this extremely generous and luxurious apartment benefits from a large open plan kitchen diner and living space with twin-fold doors providing access to a fabulous balcony.

The internal accommodation is accessed via a secure lobby within intercom and lift and briefly comprises entrance hall, open plan kitchen dining and living area, principle en-suite bedroom, two further bedrooms and shower room.

Outside the property has two dedicated parking spaces with EV chargers available, further visitors parking, bin store and communal landscaped gardens with expansive lawns and mature trees.

Occupying an unrivalled location within this premium development, the property is ready to move into and available with chain free vacant possession.

Convenient for a wide range of local amenities this is an excellent opportunity to have a low-maintenance home that will undoubtedly appeal to a variety of potential purchasers.

Part Exchange considered.



An entrance door with intercom system leads to the communal hallway, with the apartment being accessed by the lift or stairs.

Entrance Hall

With intercom system leads to hallway with fitted cupboard.

Kitchen Diner and Living Area

45'7" x 13'9" (13.91m x 4.20m)

With an extensive range of good quality fitted wall and base unit, quartz work surfacing with splashback and breakfast bar, single sink a drainer with Quooker hot water tap, Bora induction hob with downdraft extractor, integrated electric oven and microwave with warm drawer, integrated fridge, freezer, dishwasher and drinks fridge, twin aluminium bi-fold doors accessing the balcony space and underfloor heating which is present throughout the entirety of the apartment.

Principle Bedroom

16'0" x 14'0" (4.90m x 4.29m)

Aluminium bi-fold doors leading onto the balcony, feature panelled wall and mirror fronted fitted wardrobes.

En-Suite

13'11" x 10'1" (4.26m x 3.09m)

Quality fixtures and fittings including twin wash-hand basin inset to vanity unit with illuminated mirrors above, WC, free-standing with shower handset and mixer tap, double shower cubicle with main controlled over head shower with further shower handset, wall-mounted heated towel rail, extractor fan, fully tiled walls, tiled flooring, UPVC double glazed window.

Bedroom Two

17'0" x 12'5" (5.19m x 3.79m)

UPVC double glazed window, feature panelled wall and fitted wardrobes.

Shower Room

8'5" x 9'1" (2.59m x 2.77m)

Fitments in white comprising wash-hand basin inset to vanity unit with illuminated mirror above, WC, double shower cubicle with mains controlled overhead shower

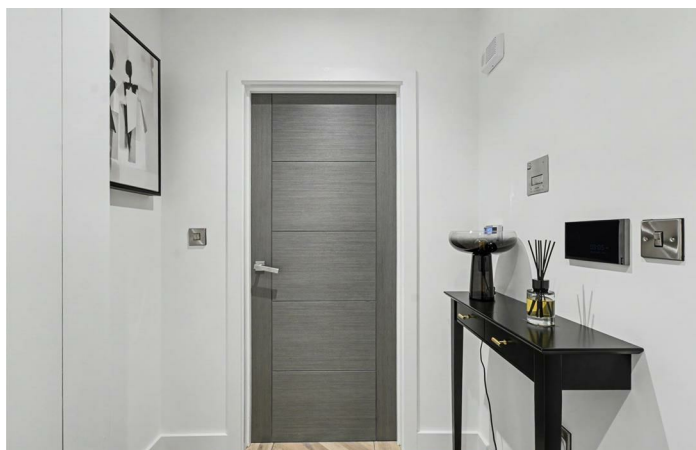
and further shower handset, wall-mounted heated towel rail, extractor fan, fully tiled walls and tiled flooring.

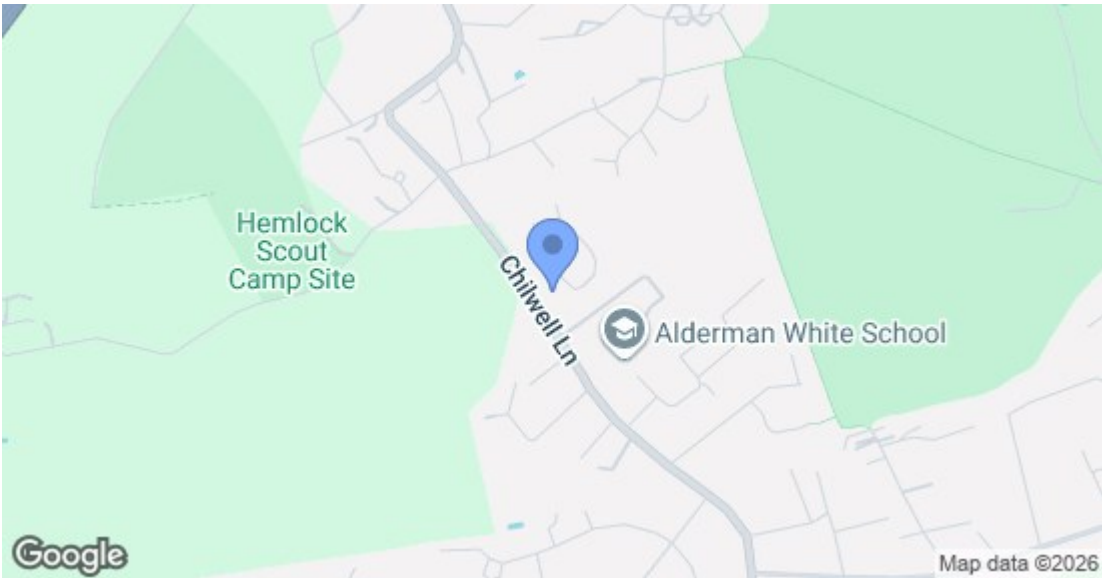
Bedroom Three

UPVC double glazed window.

Outside

The property benefits from an impressive balcony with composite decking and glass balustrade. The property is situated within well-maintained ground with expansive lawns, mature trees, two dedicated spaces with EV charging points, further visitor parking and bin store.





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.