



Whitechapel Street,  
, Nottingham  
NG6 0HG

**£110,000 Leasehold**

0115 648 5485



/robertellisestateagent



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\*\*\*IDEAL INVESTMENT\*\*\*

Robert Ellis Estate Agents are pleased to bring this ONE-BEDROOM FIRST-FLOOR MAISONETTE to the market.

The property is near the end of a quiet road with excellent access to the NOTTINGHAM RING ROAD and the A6002 to NOTTINGHAM CITY CENTRE, close to the TRAM Line and the CITY HOSPITAL.

The accommodation briefly comprises an entrance hallway leading up to the first floor landing, an open plan living room/kitchen, a double bedroom, a refitted bathroom and ample storage cupboards.

The property sits on a purpose-built development of maisonettes with communal gardens and communal parking to the rear elevation and a low-maintenance garden to the front elevation.

With easy access to the CITY CENTRE the property is offered to the market with NO ONWARD CHAIN, it is ideal for INVESTMENT opportunity, so call now to arrange your viewing.



## Entrance Lobby

3'5 x 2'10 approx (1.04m x 0.86m approx)

Modern double glazed composite door to the front elevation, ceiling light point, coving to the ceiling, staircase leading to the first floor landing.

## First Floor Landing

Recessed spotlights to the ceiling, coving to the ceiling, modern feature radiator, UPVC double glazed window to the front elevation, two large spacious built-in storage cupboards, panelled doors leading off to:

## Family Bathroom

5'4 x 9'5 approx (1.63m x 2.87m approx)

UPVC double glazed window to the front elevation, low level flush WC, vanity wash hand basin with storage cupboards below, walk-in shower enclosure featuring electric built-in shower with rainwater shower head above, feature vertical radiator, laminate floor covering, tiled splashbacks, recessed spotlights to the ceiling.

## Store One

5'08 x 4'04 approx (1.73m x 1.32m approx)

Ceiling light point, electrical consumer unit, laminate flooring, built-in shelving for useful additional storage space.

## Store Two

4'06 x 2'07 approx (1.37m x 0.79m approx)

Shelving for additional storage space.

## Bedroom One

11'08 x 8'8 approx (3.56m x 2.64m approx)

UPVC double glazed window to the rear elevation, coving to the ceiling, ceiling light point, built-in wardrobes with sliding mirrored doors proving useful additional storage.

## Open Plan Lounge Dining Kitchen

### Living Dining Area

15'08 x 13'07 approx (4.78m x 4.14m approx)

UPVC double glazed picture window to the rear elevation, coving to the ceiling, recessed spotlights to the ceiling, feature vertical radiator, built-in pantry providing useful additional storage space with shelving, open through to the fitted kitchen.

## Fitted Kitchen

9'09 x 7'06 approx (2.97m x 2.29m approx)

UPVC double glazed window to the front elevation, a range of matching wall and base units incorporating laminate worksurfaces over, wall mounted BAXI gas central heating boiler providing instant hot water and central heating to the property, integrated oven with five ring gas hob over and stainless steel extractor hood above, space and point for a freestanding fridge freezer, space and plumbing for an automatic washing machine, stainless steel sink with swan neck mixer tap over.

## 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 3mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

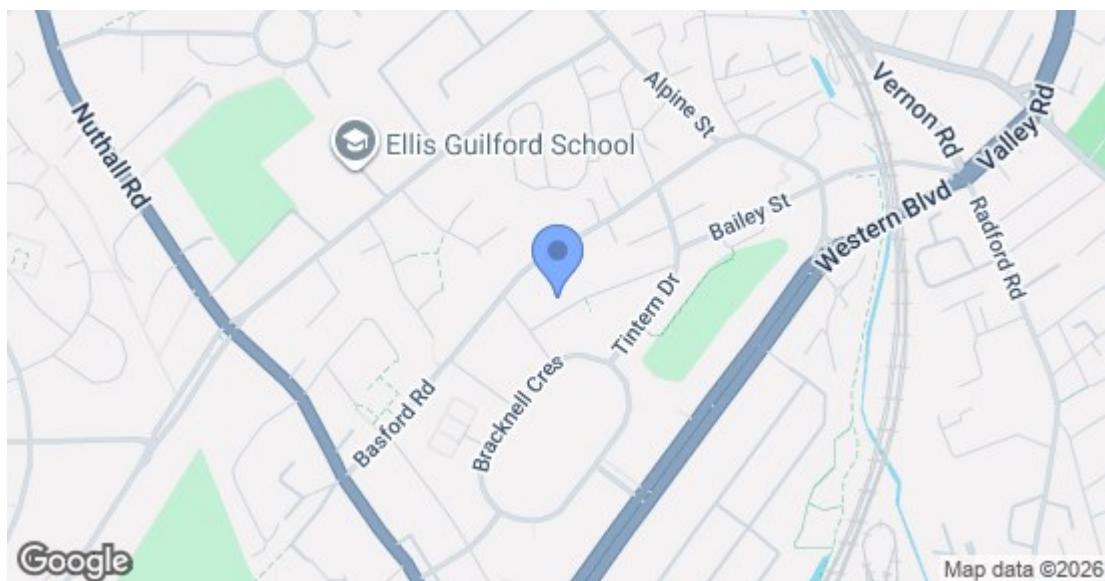
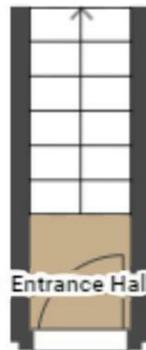
Flood Defences: No

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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.