



6 The Garland Leen Court, Nottingham - NG7 2HR

Guide Price £110,000

DavidJames
the estate agent



6 The Garland Leen Court

Nottingham

Chain-free spacious flat with delightful balcony, 2 double beds and excellent transport links – all within walking distance of QMC and ideal for first-time buyers, investors or professionals!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

- Spacious flat offered to the market with no chain
- Ideal for first-time buyers, investors or healthcare professionals
- A short walk to the QMC and transport links to Nottingham city centre's amenities
- Rear-aspect lounge/dining room with feature French doors
- Fitted kitchen with integrated hob and oven
- Two double bedrooms (main bedroom with storage cupboard)
- Versatile second bedroom (perfect as home office or guest room)
- White three-piece bathroom with electric shower over bath
- Delightful balcony providing private outdoor space
- Communal permit parking for residents and visitors









Approximate total area⁽¹⁾

44.3 m²

477 ft²

Balconies and terraces

6.9 m²

74 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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