

The Hamilton, Leen Court, Nottingham, NG7 2JA

£55,000 Leasehold

MARTIN&CO

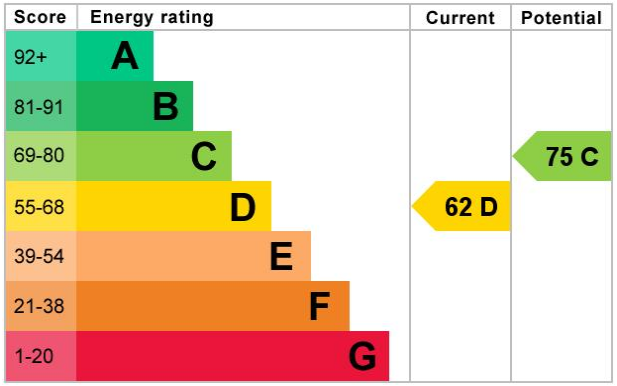
The Hamilton, Leen Court, Nottingham

1 Bedroom, 1 Bathroom

£55,000

- One Bedroom Ground Floor Flat
- No Onward Chain
- Parking Space
- Walking Distance To QMC & Tram Network
- Excellent Investment Opportunity
- Neutrally Presented Throughout
- Separate Kitchen & Double Bedroom

Situated within walking distance of the QMC and the NET Tram Network, this one bedroom ground floor flat is being offered to the market with no onward chain and represents excellent value. The accommodation comprises of an open plan living area with French Doors, separate kitchen, double bedroom and fitted bathroom. The property also benefits from the use of a parking space and is neutrally presented throughout.









LIVING ROOM 12' 8" x 10' (3.86m x 3.05m) With access from both the communal entrance and via uPVC double glazed French Doors from the courtyard there is fitted carpet, wall mounted electric heater and ceiling light.

KITCHEN 8' 2" x 7' 11" (2.49m x 2.41m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, integrated electric oven, hob and extractor hood over, splash back tiling, wood effect vinyl flooring, airing cupboard, uPVC double glazed window to the rear elevation and ceiling light.

HALL 6' 4" x 2' 11" (1.93m x 0.89m) With fitted carpet and ceiling light.

BEDROOM 9' 9" x 6' 4" (2.97m x 1.93m) With fitted carpet, window to the front elevation, wall mounted electric heater and ceiling light.

BATHROOM Comprising of a panelled bath with an electric shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, heated towel rail and ceiling light.

EXTERNAL The property is situated within communal grounds and there is one permit parking space included.





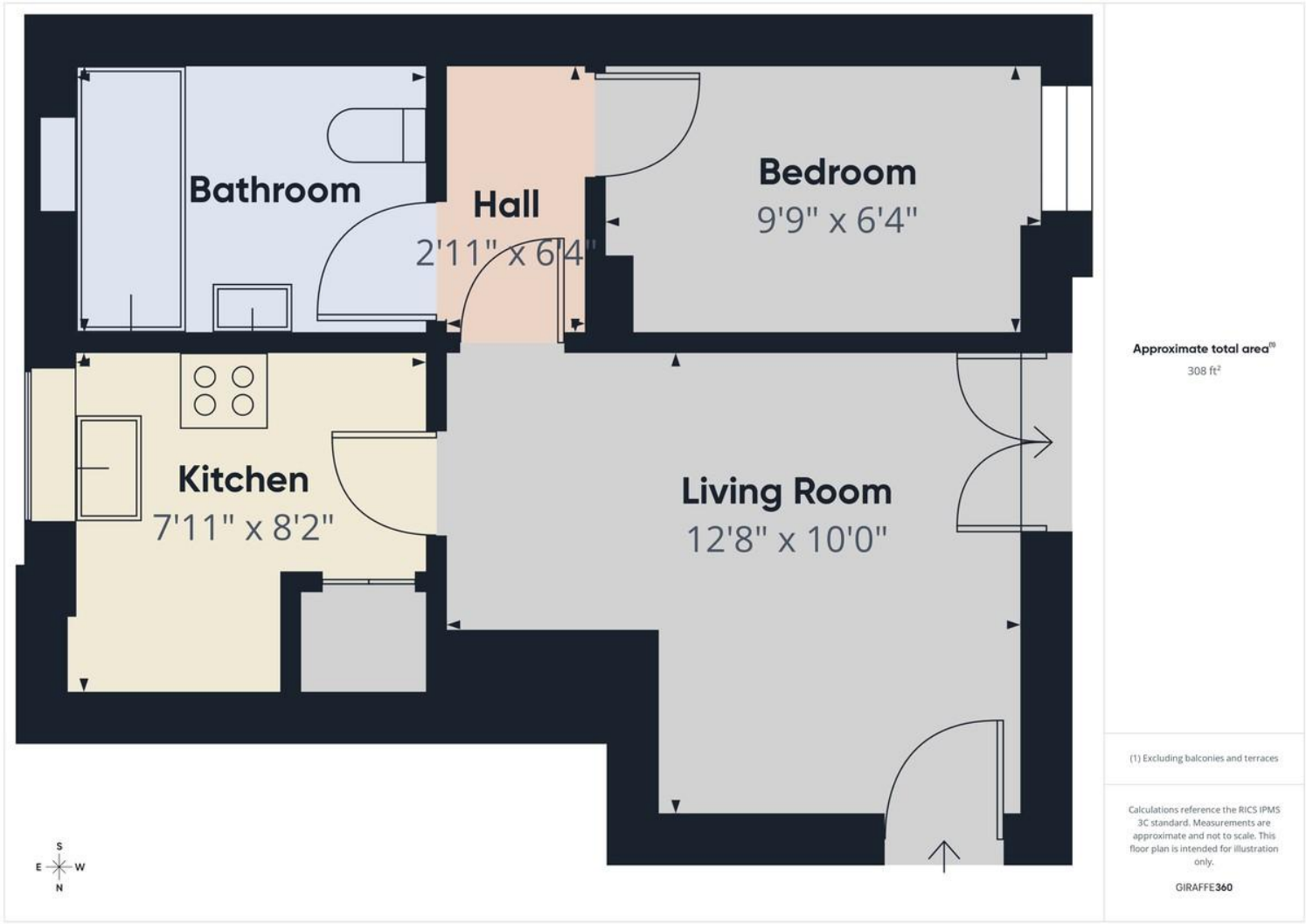









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The Property Ombudsman