



Riddles Court  
Watnall Nottingham

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edwards



## Property Description

Located within Riddles Court in Nottingham, this one-bedroom ground floor apartment offers a fantastic opportunity for buyers looking for a blank canvas to update and personalise.

The property begins with an entrance hall providing a built-in cupboard, original concrete flooring and a wall-mounted radiator. The layout leads through to a spacious open-plan lounge featuring two rear-facing double-glazed windows, original flooring and access into the adjoining kitchen.

The kitchen is fitted with vinyl flooring and a range of matching wall and base units, complete with a stainless steel sink and drainer, tiled splashback, integral electric oven with hob and cooker hood, plus a fridge-freezer. The apartment includes a well-sized bedroom positioned to the rear, again with original concrete flooring, radiator and double-glazed window. The bathroom provides a practical space with vinyl flooring, bath, ceramic toilet, wash hand basin and tiled splashback.

Externally, the property benefits from allocated parking, adding to its convenience. Situated in a popular location with access to nearby amenities and transport links, this apartment presents a great opportunity for first-time buyers, downsizers or investors seeking a low-maintenance home with scope for improvement.

## Entrance Hall

The entrance hall features the original concrete floor, a wall-mounted radiator and a useful built-in cupboard providing additional storage.

## Lounge

A bright living space with its original concrete flooring, two double-glazed windows to the rear elevation and a wall-mounted radiator. The room opens directly into the kitchen, creating an open-plan layout.

## Kitchen

Open plan to the lounge, the kitchen is fitted with vinyl flooring and a range of matching wall and base units. It includes an inset stainless steel sink and drainer, tiled splashback, and an integral electric oven with hob and cooker hood. A fridge-freezer is also included.

## Bedroom

A well-proportioned bedroom with original concrete flooring, a double-glazed window to the rear and a wall-mounted radiator.

## Bathroom

Fitted with a W.C, pedestal wash hand basin, bath with shower over and UPVC double glazed window to side elevation.

## Externals

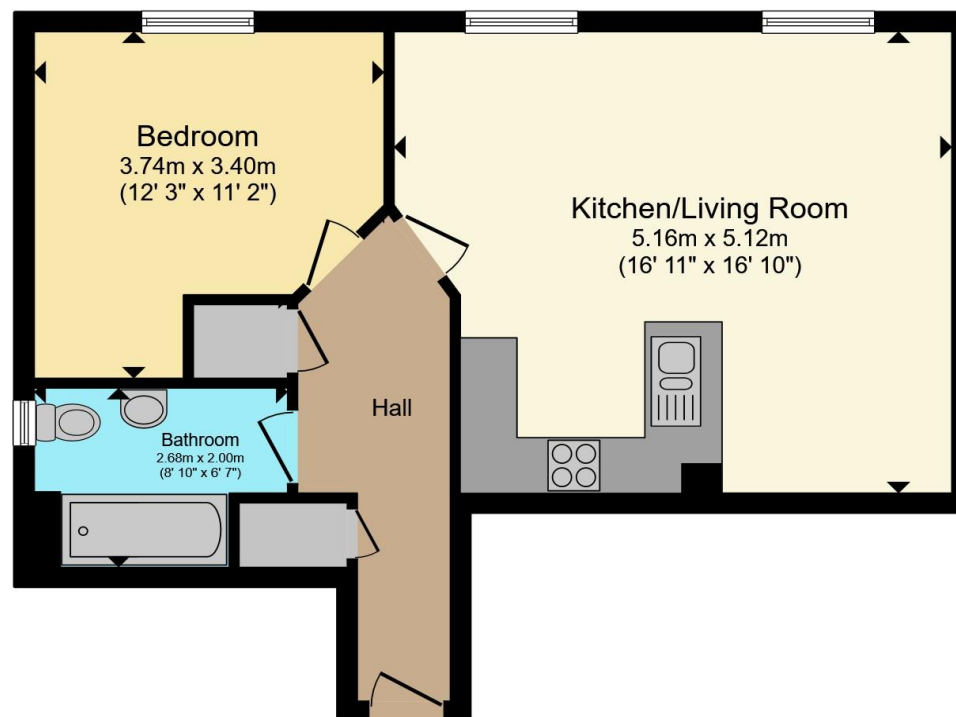
Allocated parking and nearby greenery and walks











Total floor area 53.2 m<sup>2</sup> (572 sq.ft.) approx

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To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1168.86

Ground Rent:  
 242.80

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 150 years from 06 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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