

Ground Floor

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	78 C	78 C
81-91	B		
92+	A		



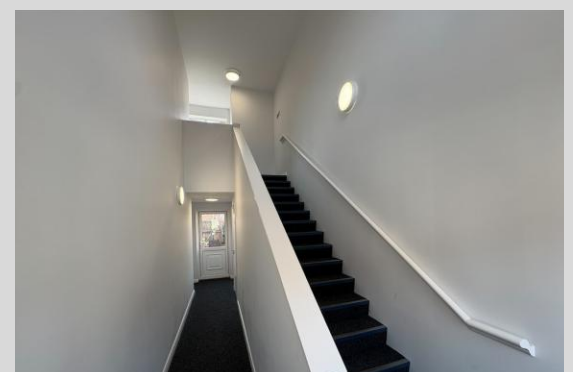
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ESTATE AGENTS, VALUERS AND AUCTIONEERS

Butt Street, Sandiacre, Nottingham, NG10 5RA

Asking Price Of £135,000



Two bedroom Flat located in Sandiacre, Nottingham

For sale with no upwards chain and vacant possession, a two bedroom ground floor flat located in the heart of Sandiacre.



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Property Description

A spacious and well-proportioned two-bedroom ground floor flat, ideally located in the heart of Sandiacre. Offered for sale with no upward chain and vacant possession, this property presents an excellent opportunity for first-time buyers, downsizers or investors. Conveniently situated within easy reach of local shops, excellent transport links, and a range of everyday amenities, the property offers both comfort and convenience.

Accessed via a secure communal entrance, the flat opens into a generous entrance hallway providing access to all principal rooms. The property benefits from a recently upgraded kitchen, uPVC double glazing and gas central heating throughout and is generally considered to be in good condition. Externally, residents can enjoy a communal outdoor area, along with the added advantage of a secure gated parking space.

The property is within easy reach of shopping facilities found in Sandiacre and Long Eaton where there are Asda, Tesco and Al di stores as well as many other retail outlets. There are excellent schools for all ages which include the Risley Lower Grammar C of E primary school and Friesland senior school which are within walking distance of the property. Healthcare and sports facilities can be found nearby which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1 which is literally only a two minute drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



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LIVING ROOM: 13' 1" x 10' 11" (4.01m x 3.34m) Double glazed uPVC window to the front, laminate flooring, radiator.

KITCHEN: 7' 9" x 9' 8" (2.37m x 2.97m) Double glazed uPVC window to the side.

BEDROOM ONE: 14' 0" x 10' 0" (4.29m x 3.07m) Double glazed uPVC window to the front, carpet and radiator.

BEDROOM TWO: 9' 4" x 10' 6" (2.85m x 3.21m) Double glazed uPVC window to the front, carpet and radiator.

BATHROOM: 8' 3" x 4' 11" (2.54m x 1.51m) Panelled bath with shower over and screen, wash hand basin, toilet and radiator.

OUTSIDE: Communal outdoor seating area along with gated access to the car park.

TENURE: Leasehold - 106 Years Remaining

Ground Rent £50 Per annum

Service charge £600 - £800 per annum.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

