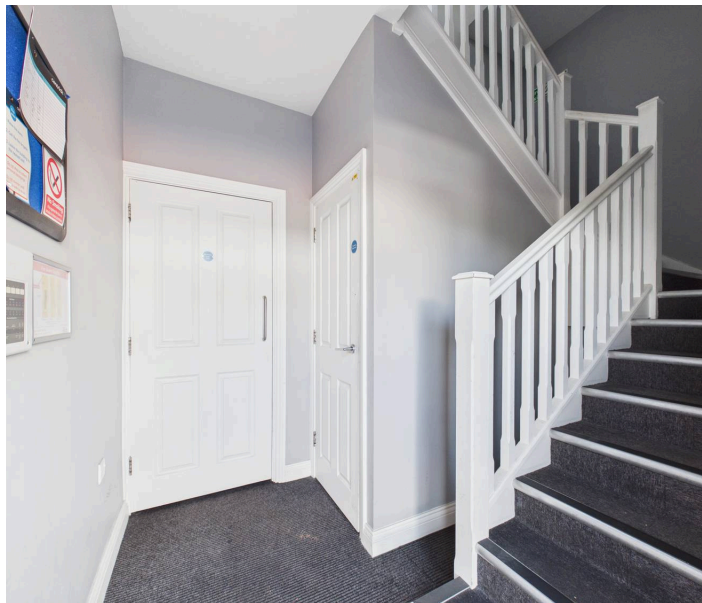




17 Brindley Court Egerton Road, Woodthorpe – NG5 4BJ

Guide Price £130,000

DavidJames
the estate agent



17 Brindley Court Egerton Road

Woodthorpe, Nottingham

NO CHAIN! Duplex apartment conveniently located for Sherwood's amenities, transport links and Nottingham City Hospital via the nearby Ring Road. 2 double en-suite beds, open-plan living and parking!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Second floor duplex apartment
- Offered to the market with no upward chain
- Ideal for investors, first-time buyers or commuters seeking nearby transport links
- Within walking distance of Sherwood's excellent amenities
- Popular Woodthorpe location with easy access to the Ring Road and Nottingham City Hospital
- Entrance hall with a convenient cloakroom/WC
- Open-plan living/kitchen area with a feature Juliet balcony
- Modern fitted kitchen with integrated cooking appliances
- Two double bedrooms (both with en-suites)
- Allocated parking space set within a residents' car park





Floor 0



Floor 1

Approximate total area⁽¹⁾

55.1 m²

594 ft²

Reduced headroom

0.5 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360





David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.