



Russell Road,  
Nottingham,  
NG7 6GB

**£100,000 Leasehold**





A modern, two-bedroom, third floor apartment with the benefit of no upward chain.

Situated just on the outskirts of Nottingham City Centre, you are in a prime location for easy access to a wide range of local amenities, this would include shops, restaurants, public houses, healthcare facilities, schools and transport links. The Pavilion apartment block is also just a short distance to Nottingham University and the QMC.

This great apartment would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or investors looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, open plan living, diner and kitchen space, two double bedrooms and bathroom

Outside the property has a secure gated entrance.

Having been let out in more recent years, the apartment is offered to the market with the advantage of UPVC double glazing, electric heating and is well worthy of an early internal viewing.



### Building Entrance Hall

Secure gated entrance, with stair and lift access to the third floor.

### Entrance Hall

Entrance door through to the entrance hall with laminate flooring.

### Open Plan Living Kitchen Diner

26'0" x 13'9" (7.95m x 4.20m )

#### Living and Dining Area

Laminate flooring, with electric heater and UPVC double glazed window to the front aspect and French door to a Juliet balcony.

### Kitchen Area

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, and UPVC double glazed window to the side aspect.

### Bedroom One

10'9" x 9'0" (3.28m x 2.75m )

A carpeted double bedroom, with wall mounted electric heater and UPVC double glazed window to the side aspect.

### Bedroom Two

11'1" x 7'7" (3.39m x 2.32m )

A carpeted double bedroom, with wall mounted electric heater and UPVC double glazed window to the side aspect.

### Bathroom

Incorporating a four-piece suite comprising low flush WC, pedestal wash hand basin, fitted bath, walk in mains powered shower, part tiled walls, wall mounted heated towel rail and extractor fan.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

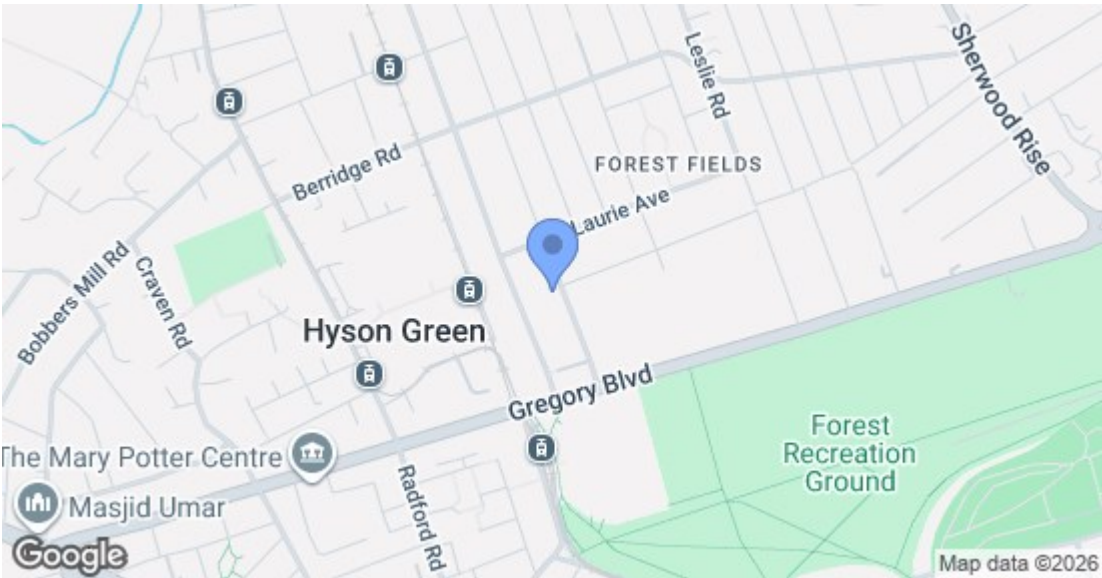
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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