



**Brook Court, Player Street, Nottingham, NG7 5PP**  
£90,000- £100,000 Leasehold

**MARTIN&CO**

# Brook Court, Player Street

2 Bedrooms, 2 Bathroom

£90,000-£100,000

- Attention Investors - Tenants In Situ
- Two Double Bedroom First Floor Apartment
- Gated Parking Space
- Close To City Centre
- Spacious Interior
- Master Bedroom With En-Suite
- Leasehold

\*\*\*ATTENTION INVESTORS\*\*\* Tenants In Situ - Two Double Bedroom Apartment With En-Suite, Spacious Open Plan Living and Gated Parking Space - Close To City Centre Location - **VIEWING RECOMMENDED!**\*\*\*

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**HALLWAY** With fitted carpet, airing cupboard, intercom system and ceiling light.

**OPEN PLAN LIVING/DINING/KITCHEN** 20' 7" x 20' 6"

(6.27m x 6.25m) This spacious open plan room comprises of a living area with uPVC double glazed window, fitted carpet, electric storage heater and ceiling light. The fitted kitchen comprises of a range of fitted wall and base 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, washing machine plumbing, vinyl floor covering and ceiling light.

**MASTER BEDROOM** 11' 6" x 10' 10" (3.51m x 3.3m)

With fitted carpet, wall mounted electric heater, uPVC double glazed window and ceiling light.

**EN-SUITE** With a fitted suite comprising of shower cubicle, low flush w.c., pedestal wash hand basin, vinyl floor covering and ceiling light.



**BEDROOM TWO** 11' 4" x 11' 3" (3.45m x 3.43m) With fitted carpet, wall mounted electric heater, uPVC double glazed window and ceiling light.

**BATHROOM** With fitted suite comprising of a bath with electric shower over, low flush w.c., pedestal wash hand basin, part wall tiling, vinyl floor covering and ceiling light.

**EXTERNAL** The property is situated in a gated complex with an allocated parking space.

**LEASE INFORMATION** Estimated Annual Service

Charge: £1500 per annum

Annual Ground Rent: £150

Remaining Years On Lease: 104







## Martin & Co Nottingham

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