



**Watermark Close
Carrington, Nottingham NG5 1RJ**

Guide Price £120,000 Leasehold

**A WELL PRESENTED TWO BEDROOM TOP
FLOOR APARTMENT FOR SALE!**



GUIDE PRICE £120,000 - £130,000

Robert Ellis Estate Agents are delighted to present this two-bedroom apartment, occupying a particularly desirable top-floor corner position within Watermark Close. Set away from the main road in a quieter position within the development, the apartment enjoys a greater sense of privacy while remaining conveniently placed for access to Nottingham and surrounding amenities.

Upon entering, you are welcomed into an entrance hallway with a useful storage cupboard and intercom system. The main living space is the generous open-plan living kitchen diner, providing plenty of room for both relaxing and dining. The fitted kitchen offers a range of wall and base units, an oven with gas hob and extractor, alongside space for a washing machine and fridge freezer.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own private en-suite shower room. Bedroom two provides further versatile accommodation and could work equally well as a guest bedroom or home office. A separate bathroom completes the accommodation, fitted with a three-piece suite including a panelled bath.

Outside, the property has the added advantage of allocated parking, providing convenient off-road parking.

The apartment's top-floor corner position, tucked away from the main road, is a particular feature, offering a quieter setting within the development. Combined with its generous open-plan living space, two bedrooms, two bathrooms and allocated parking, this is a well-positioned and practical home that would make an excellent purchase for first-time buyers, couples or investors. An early viewing is highly recommended.



Entrance Hallway

Wooden entrance door, wall mounted radiator, intercom, storage cupboard, doors leading off to:

Living Kitchen Diner

19'8" x 12'4" approx (6.01 x 3.76 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine, space and point for a fridge freezer, UPVC double glazed windows, wall mounted radiators.

Bedroom One

11'1" x 13'5" approx (3.40 x 4.1 approx)

UPVC double glazed window, wall mounted radiator, door leading to the en-suite.

En-Suite

5'10" x 5'6" approx (1.8 x 1.7 approx)

Shower enclosure with electric shower, WC, handwash basin, wall mounted radiator, extractor fan.

Bedroom Two

9'10" x 10'5" approx (3.00 x 3.20 approx)

UPVC double glazed window, wall mounted radiator.

Bathroom

7'10" x 5'6" approx (2.4 x 1.7 approx)

Panelled bath with mixer shower attachment, WC, handwash basin, wall mounted radiator, extractor fan.

Outside

Allocated parking.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 19mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

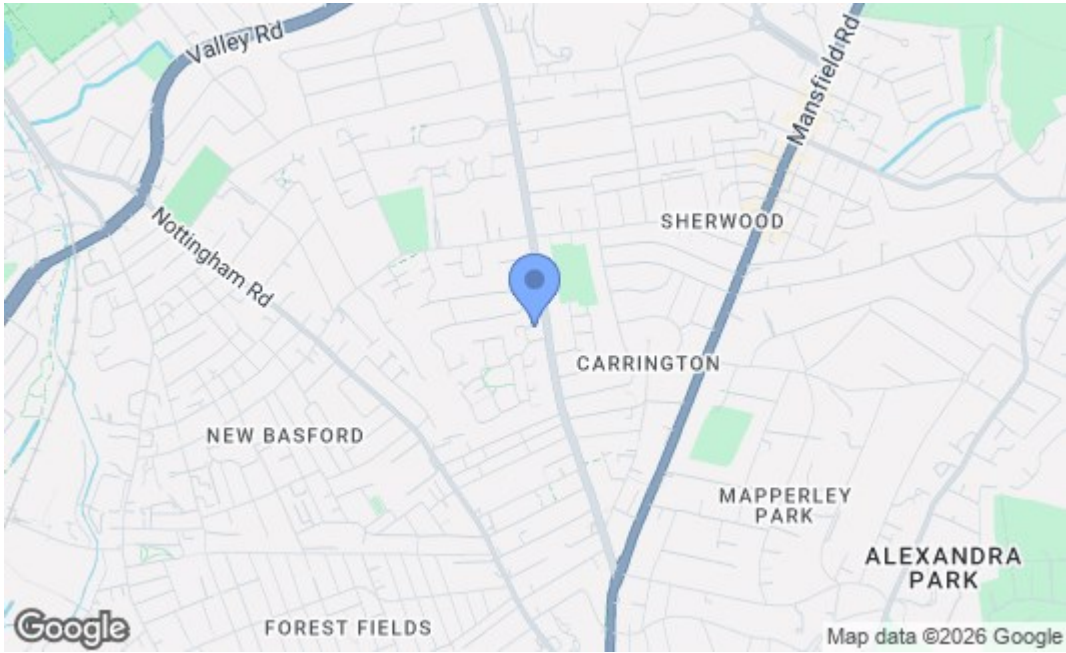
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.