



Apt 1, Balmoral House Villiers Road, Woodthorpe - NG5 4FP

Guide Price £130,000



Apartment 1

Balmoral House Villiers Road,
Nottingham

GUIDE PRICE - £130,000-£140,000 Modern 1 bed apartment with open-plan kitchen/living, modern bathroom and allocated parking. Close to Woodthorpe Park, shops & buses. Ideal first-time buy, investment or single-storey move! Council Tax band: B

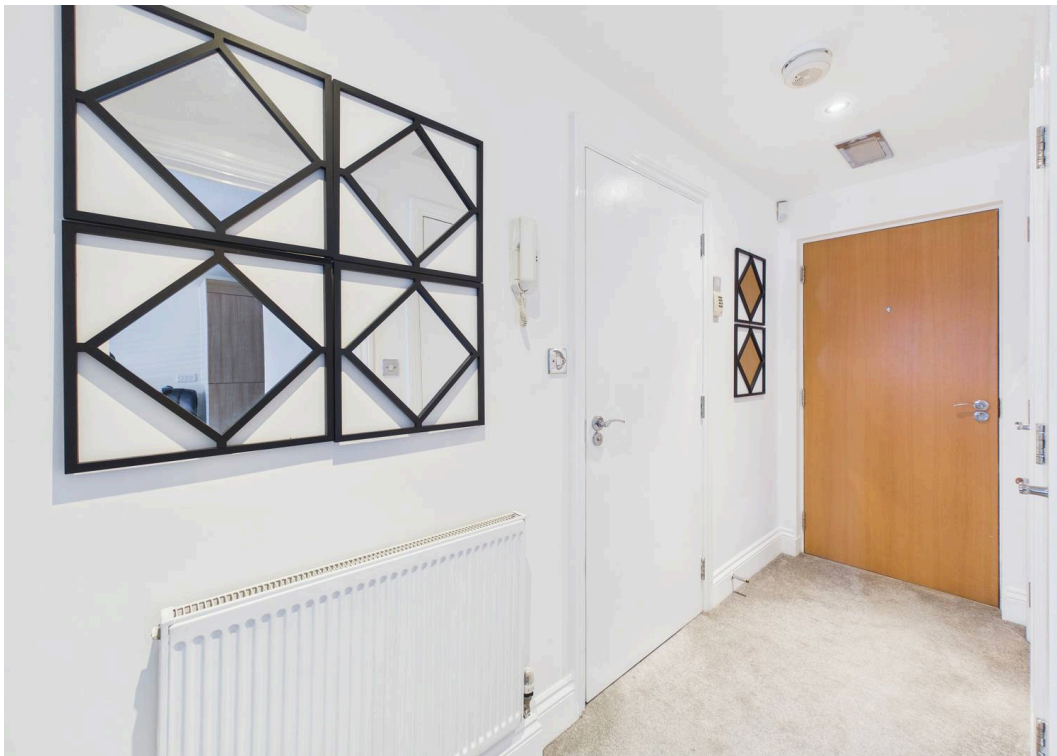
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern ground floor apartment offering well-presented living space
- Sought after Woodthorpe location near park, shops and good transport links
- Ideal opportunity for first-time buyers, professionals, investors or those seeking single-storey living
- Welcoming entrance hallway with ample storage
- Spacious open-plan kitchen/living area with French doors
- Fitted kitchen with a range of integrated appliances
- Bright and spacious bedroom featuring built-in wardrobe storage
- Stylish bathroom suite with mains shower over the bath
- Secure intercom entry system ensuring privacy and peace of mind
- Attractive communal gardens with allocated parking space







Kitchen/Living Area

6.28 x 3.55 m
20'7" x 11'7"

Hallway

3.32 x 1.05 m
10'10" x 3'5"

Bathroom

2.59 x 1.66 m
8'6" x 5'5"

Bedroom

3.52 x 2.83 m
11'6" x 9'3"

Approximate total area⁽¹⁾

39.5 m²
426 ft²

(1) Excluding balconies and terraces

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





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