



£90,000

St. Albans Road
Bulwell
Nottingham

NG6 9JS

EPC Rating 'TBC'

Two bedroom duplex apartment close to Bulwell shops and Castle Retail Park. In brief the accommodation comprises a reception hallway, kitchen and living room to the ground floor. To the first floor are two good sized double bedrooms, WC and shower room. To the outside there is a gated front garden with a range of plants and shrubs. There is also a residence car park. This really is an excellent opportunity for anyone wanting to take their first steps on the housing ladder or looking for a buy to let investment. Speak to a member of our team for more details and to book your viewing appointment.





UPVC DOUBLE GLAZED DOOR TO-

ENTRANCE HALL

Door to the kitchen, stairs to upstairs accommodation, laminate flooring and a radiator.

KITCHEN / DINER

12' 11" x 12' 0" into alcove (3.94m x 3.68 m)

With a range of wall and base units, tiled splash backs, stainless steel sink with mixer tap, radiator, spaces for washing machine, dishwasher and freestanding oven, extractor fan and laminate flooring. uPVC double glazed window to the front and a door to-

LIVING ROOM

10' 8" x 16' 0" (3.26m x 4.88m)

uPVC double glazed window to the rear, laminate flooring, storage cupboard and radiator.

LANDING

Doors to two bedrooms, shower room, WC and storage cupboard. Loft access to the ceiling.

MASTER BEDROOM

13' 7" x 10' 9" to alcove (4.16m x 3.30m)

uPVC double glazed window to the front, fitted wardrobes and a radiator.

BEDROOM TWO

15' 1" x 10' 9" to widest point (4.60m x 3.30m)

uPVC double glazed window to the rear and a radiator.

WC

Low level WC, tank cupboard and a uPVC double glazed window to the front.

SHOWER ROOM

Shower cubicle with an electric shower, wash hand basin in vanity, vinyl to the floor and tiles to the walls and an opaque uPVC double glazed window to the front.

OUTSIDE

To the front it is a gated garden area with mature shrubs and trees. There is communal parking.

LEASEHOLD INFORMATION

Service Charge - £434.43 2020/21

Management Charge- £65.16 2020/21

Management Company Nottingham City council

Lease length - 99 years from 2014



Tenure: Leasehold

Council Tax Band A

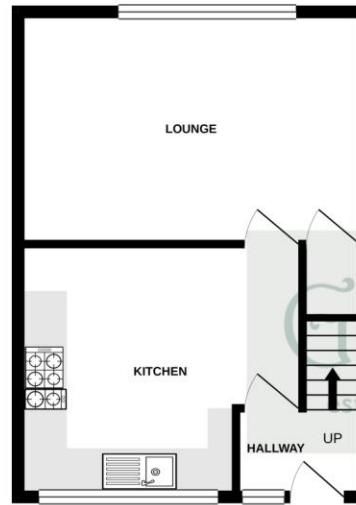
Local Authority: Nottingham City Council

Property Directions:

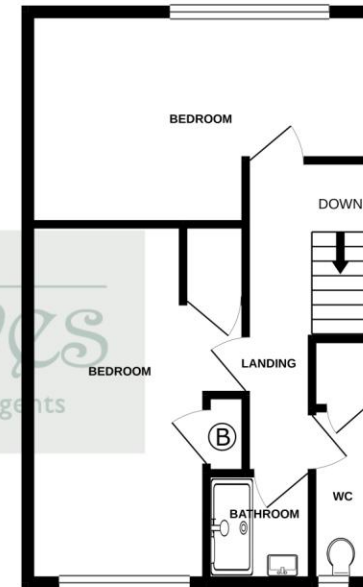
From the Riverside Retail Park turn left on the roundabout heading to the train crossing. The property can be found on the right hand side after the crossing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

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.
Made with Metropix ©2021

Gedling
20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
gedling@lesleygreaves.co.uk
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Company Registration Number: 5773186 | VAT Number: 917862296

