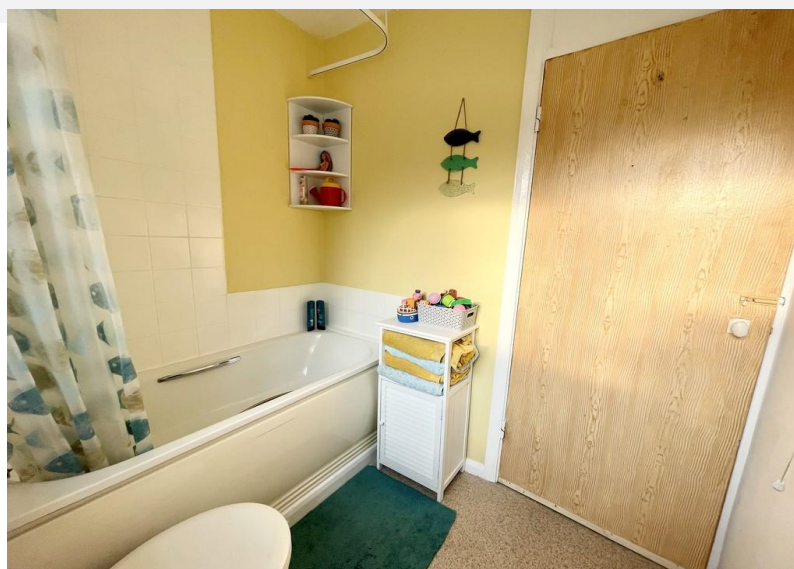




Guide Price £85,000-£90,000

Monroe Walk, Bestwood , Nottingham NG5 5NY

EPC Rating C



A first floor, one bedroom flat located within this popular residential location; sited close to an excellent range of amenities. In brief, the accommodation comprises a reception hallway, living room, kitchen, one double bedroom and a family bathroom. To the outside there is a communal garden, courtyard and two brick stores, one located outside the flat the other in the communal courtyard. The property is close to amenities including excellent public transport links, shops, schools and recreational facilities. The property would be perfect for a buy to let investment or first time buyer. With all of these positive attributes, we would strongly recommend an internal viewing as this is the only way to fully appreciate all this property has to offer. Contact us now to book your personal viewing appointment

ENTRANCE HALLWAY Laminate flooring, storage cupboard doors to living room, kitchen, master bedroom and family bathroom. Loft hatch to ceiling.

MASTER BEDROOM 13' 7" x 9' 6" (4.15m x 2.92m) uPVC double glazed window to the front and radiator.

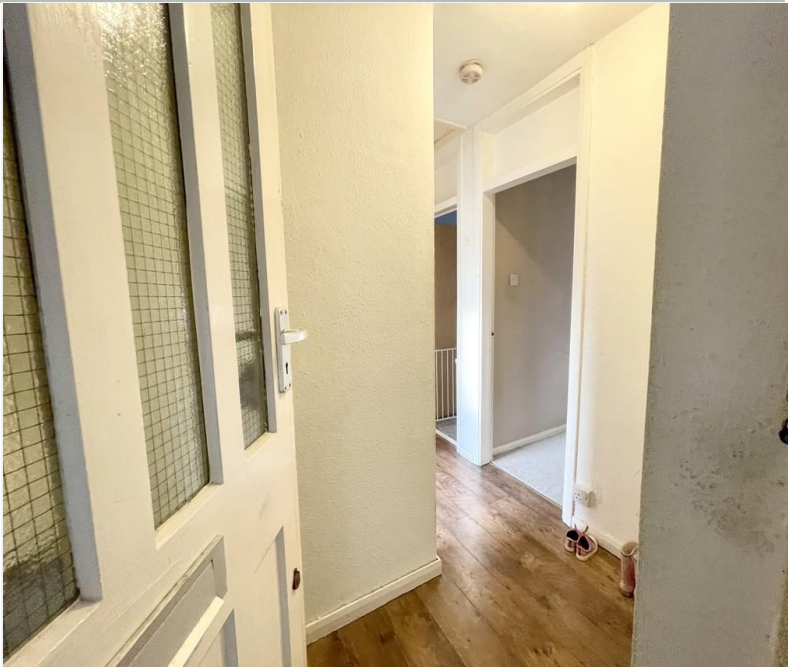
LIVING ROOM 14' 0" x 12' 4" (4.28m x 3.78m) Double glazed window to the front, electric fire with surround and a radiator. Cupboard housing combination boiler.

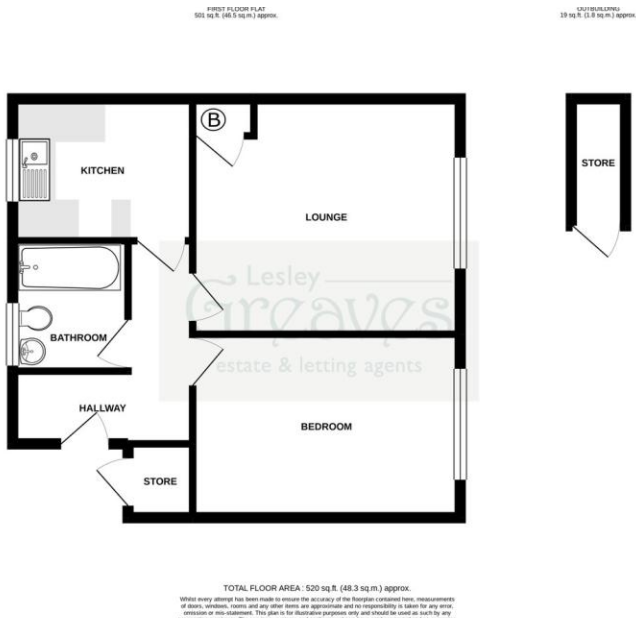
KITCHEN 9' 4" x 7' 4" (2.85m x 2.25m) With a range of fitted wall and base units, space for washing machine and fridge freezer, oven, roll top work surfaces, stainless steel sink with mixer tap, tiled splash backs and uPVC double glazed window to the front.

BATHROOM Three piece suite comprising of a low flush WC, pedestal wash hand basin , panelled bath, electric shower over. Vinyl flooring tiled splashbacks and opaque uPVC double glazed window to the double glazed window to the rear.

LEASE INFORMATION Date : 7 December 2015
 Term : from and including 7 December 2015 to and including 25 December 2113
 Parties : Nottingham City Council
 Service Charges 1 April 2020 / 31 March 2021 - £255.06
 Management Charge 1 April 2020 / 31 March 2021 - £33.79

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: A

LOCAL AUTHORITY: Nottingham City Council

20 Main Road
Gedling
Nottingham
NG4 3HP

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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

