



4 New Court, Ristes Place, Nottingham, NG1 1JT
£140,000 Leasehold



New Court, Ristes Place

2 Bedrooms, 2 Bathroom

£140,000

- Duplex Apartment
- Central Location
- No Onward Chain
- Open Plan Living
- Cul-De-Sac Setting
- Two Double Bedrooms
- En-Suite To Master Bedroom

An attractive, two double bedroom duplex apartment situated on ground floor and basement levels of this centrally located development which is positioned at the end of a quiet cul-de-sac. Offering a contemporary and characterful feel through the accommodation briefly comprises of an entrance hall, cloakroom, open plan living/dining/kitchen, two double bedrooms (both with fitted storage and master with en-suite) and a further bathroom.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

Being sold with no onward chain early viewing is strongly recommended.

ENTRANCE HALL Accessed via an external door with wooden flooring, wall mounted electric heater, stairs down to the basement level, intercom system and fitted ceiling spotlights.

CLOAKROOM With a low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, and fitted ceiling spotlights.

OPEN PLAN LIVING/DINING/KITCHEN 19' 2" x 12' 10" (5.84m x 3.91m) With wooden flooring, two double glazed windows to the front elevation, storage cupboard, wall mounted electric heater, fitted ceiling spotlights and fitted kitchen comprising of a range of fitted wall and base units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, integrated electric oven, hob and extractor hood over, fridge/freezer, washer/dryer and slimline dishwasher.

LANDING With fitted carpet, under stairs storage cupboard and wall light.

BEDROOM ONE With fitted carpet, wall mounted electric heater, fitted wardrobes with sliding wooden doors and two wall lights.

EN-SUITE With a fitted suite comprising of a shower enclosure, low flush w.c., pedestal wash hand basin, vinyl floor covering, heated towel rail, part wall tiling and two ceiling lights.

BEDROOM TWO 11' 11" x 9' 8" (3.63m into recess x 2.95m) With fitted carpet, wall mounted electric heater, fitted wardrobes with sliding wooden doors and two wall lights.

BATHROOM With fitted suite comprising of a bath with mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl floor covering, heated towel rail, part wall tiling and ceiling light.

NOTES The property can be sold with tenants in situ generating an approximate 7.5% yield or to an owner occupier from December 2022. There is no onward chain.







BASEMENT
382 sq.ft. (35.5 sq.m.) approx.

GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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.
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