



£120,000

Midland Road, Nottingham, NG4 2HA

EPC Rating C

Council Tax Band B

Local Authority: Gedling Borough Council

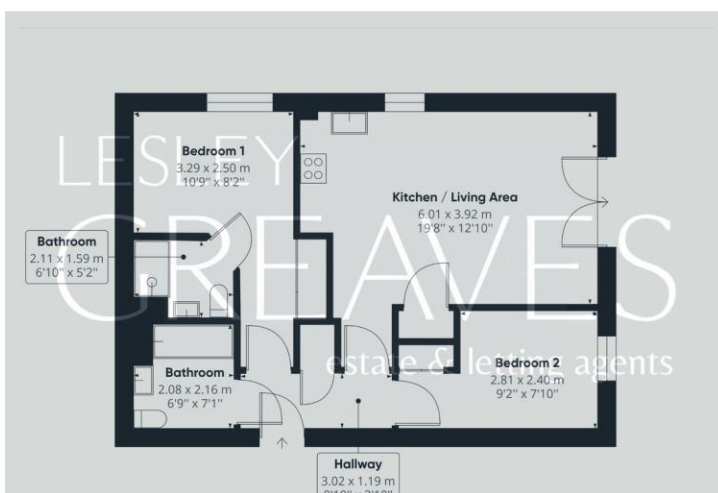
Second floor modern apartment, with no upward chain, having two bedrooms one with an en-suite shower room and both having fitted wardrobes, there is also a family bathroom with ladder radiator and mixer shower tap. The lounge and kitchen are open plan with patio doors to the rear. The modern kitchen comprises of fitted electric oven and hob, built-in microwave, freestanding washing machine and an integral fridge freezer. The property benefits from electric heating, laminate flooring to the kitchen/lounge and hallway, roller blinds to the windows and uPVC double glazed throughout, there is also an allocated parking space. The property is close to Netherfield town centre having regular bus and train routes to Nottingham city centre. Netherfield is a popular residential area with a wide range of amenities as well as public transport links including a railway station. It also has local shops, play park, takeaways and schools. It is home to Victoria Retail Park with a multitude of popular shops including clothing and DIY as well as a gym, coffee shops and a supermarket.

Leasehold - 125 Year lease with 109 years remaining.

- Ground Rent per annum is £75.00 for 33 years, £150.00 for next 33 years then £300.00 till end of term

*Any perspective purchaser must confirm with their own solicitor that the details regarding the lease and service charge are correct before purchasing the property

“all services/appliances have not and will not be tested”



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

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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.

