



£165,000

ELMSDALE GARDENS
BURTON JOYCE

- FIRST FLOOR
- NO CHAIN
- OVER 55'S
- COMMUNAL GARDENS
- TWO BEDROOMS
- MODERN SHOWER



Well-Presented First Floor Apartment for Sale in Burton Joyce

THIS WELL-PRESENTED FIRST-FLOOR APARTMENT WITH COMMUNAL PARKING IS OFFERED FOR SALE WITH NO UPWARD CHAIN. LOCATED IN THE LOVELY ELMSDALE GARDENS, OFF LAMBLEY LANE IN BURTON JOYCE, THIS PROPERTY IS DESIGNED FOR THE OVER 55'S AND FEATURES COMMUNAL GARDENS FOR ALL RESIDENTS TO ENJOY.

THE APARTMENT COMPRISES A COMMUNAL ENTRANCE WITH STAIRS LEADING TO THE PRIVATE FRONT DOOR ON THE FIRST FLOOR. INSIDE, THERE IS A HALLWAY WITH A SECURE DOOR ENTRY PHONE AND ACCESS TO ALL ROOMS. THE LIVING ROOM, SITUATED AT THE FRONT OF THE PROPERTY, FEATURES AN ELECTRIC FIRE, PROVIDING A COZY ATMOSPHERE. THE KITCHEN IS FITTED WITH A RANGE OF WALL AND BASE UNITS. THE MODERN SHOWER ROOM HAS BEEN RE-FITTED TO A HIGH STANDARD. THERE ARE TWO DOUBLE BEDROOMS, ONE OF WHICH IS CURRENTLY USED AS A DINING ROOM.

BURTON JOYCE IS A SOUGHT-AFTER VILLAGE LOCATED ON THE RIVER TRENT, OFFERING BOTH RAIL AND DIRECT BUS ROUTES INTO NOTTINGHAM CITY CENTRE. THE VILLAGE AMENITIES INCLUDE A CO-OP, POST OFFICE, PUBLIC HOUSES/RESTAURANTS, DOCTORS, CHEMIST, DENTIST, AND A PRIMARY SCHOOL. THIS APARTMENT IS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING FOR A PEACEFUL AND CONVENIENT LIVING ENVIRONMENT. VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND LOCATION OF THIS PROPERTY.

- LEASEHOLD - 125 YEAR LEASE WITH 96 YEARS REMAINING.
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 62 SQ METERS

LESLEY GREAVES
estate & lettings agents



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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