



The Zone, Brightmoor Street, Nottingham, NG1 1FB
Guide Price £100,000-£110,000 Leasehold



The Zone, Brightmoor Street

1 Bedroom, 1 Bathroom

Guide Price £100,000-£110,000

- One Bedroom Ground Floor Apartment
- Private Patio Area
- Centrally Located Development
- Open Plan Living
- No Onward Chain
- Gas Central Heating
- Leasehold

GUIDE PRICE £100,000-£110,000. A spectacular, one bedroom ground floor apartment situated in this centrally located development and benefitting from a small shared entrance and private patio area. The accommodation briefly comprises of an entrance hall with storage cupboard, a spacious open plan living/dining/kitchen, a double bedroom and a fitted bathroom. Being offered with no onward chain early viewing is strongly recommended.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY The property is accessed by an entrance shared with the neighbouring apartment directly from Brightmoor Street. There is an external door which provides access to the hallway with wood effect laminate flooring, wall mounted radiator, storage cupboard and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 18' 3" x 14' 1" (5.56m x 4.29m) With a living/dining area with wood effect laminate flooring, uPVC double glazed French doors to the rear patio, two wall mounted radiators and two ceiling lights. The fitted kitchen offers a range of fitted high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with stainless steel splashback, extractor hood, integrated fridge and washer/dryer, wood effect laminate flooring, uPVC double glazed window to the rear and fitted ceiling spotlights.

BEDROOM 11' 4" x 10' (3.45m x 3.05m) With a fitted carpet, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall tiling, wall mounted radiator, opaque uPVC double glazed window to the front elevation and fitted ceiling spotlights.

EXTERNAL The property enjoys a private patio area to the rear.

LEASE INFORMATION

Remaining Lease Length: 77 Years

Ground Rent:

Estimated Service Charge:

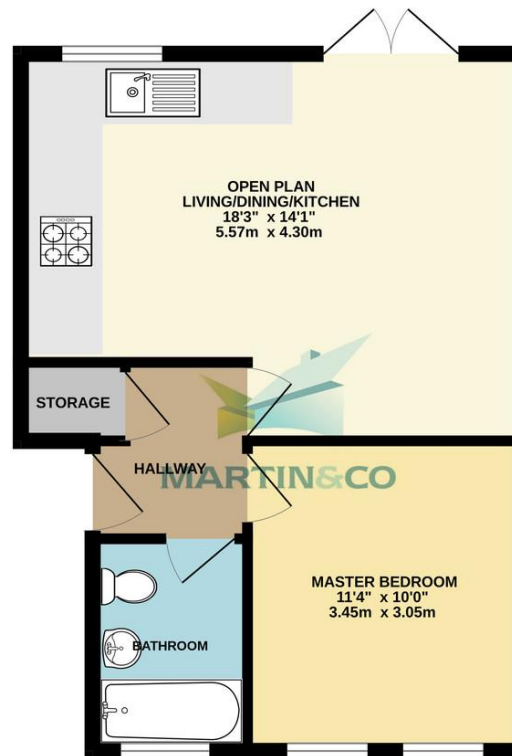
Due to the number of years remaining on the lease we advise any prospective purchasers looking to take out a mortgage to speak with their broker or lender to

confirm the remaining years on the lease will be sufficient for lending purposes. Martin & Co. can put any prospective purchasers in touch with a mortgage broker if required.





GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 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 operation or efficiency can be given.
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Martin & Co Nottingham City

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ
T: 0115 8533230 • E: nottingham@martinco.com

0115 8533230

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.