

**1 Hamilton Court, Hamilton Road, Carrington, Nottingham, NG5 1AU** Guide Price £120,000-£130,000 Leasehold



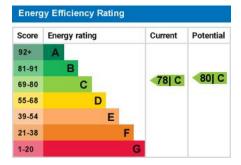
## Hamilton Court, Hamilton Road, Carrington

2 Bedrooms, 1 Bathroom

## Guide Price £120,000-£130,000

- Two Bedroom Ground Floor Apartment
- Lagre Open Plan Living Area
- Allocated Parking
- Ideal FTB or BTL
- Excellent Transport Links
- No Onward Chain
- Leasehold

GUIDE PRICE £120,000-130,000. Making an ideal first time purchase or buy to let investment opportunity, this attractive two bedroom ground floor apartment is situated in a fantastic location near an array of local amenities and with excellent transport links to the City Centre and City Hospital. The accommodation comprises of an entrance hall with fitted storage, a bright open plan living/dining/kitchen with French Doors, two bedrooms and a fitted bathroom. The property also benefits from an allocated parking space and is being offered with no onward chain.









HALLWAY With wood effect laminate flooring, storage cupboard, airing cupboard, electric storage heater, intercom system and ceiling light.

LIVING AREA 12' x 11' 4" (3.66m x 3.45m) With wood effect laminate flooring, uPVC double glazed French Doors, electric storage heater and ceiling light.

KITCHE N/DINE R 15' x 10' 1" (4.57m x 3.07m) With a fitted kitchen comprising of a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, hob and extractor hood over, integrated fridge with ice box, washing machine and dishwasher plumbing, wood effect laminate flooring and ceiling light. The dining area has wood effect laminate flooring, a uPVC double glazed window to the rear elevation and ceiling light.

MASTER BEDROOM 12' x 8' ( $3.66m \times 2.44m$ ) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted electric heater, a range of

fitted wardrobes and ceiling light.

BEDROOM TWO 8' x 6' 9" (2.44m x 2.06m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted electric heater and ceiling light.

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

EXTERNAL The property benefits from an allocated parking space.

LEASE INFORMATION Remaining Lease Length: Ground Rent: Approximate Annual Service Charge:











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