



Flat 5, Bronte Court, Waverley Street, Nottingham – NG7 4EG

Offers in Region of **£160,000**

DavidJames
the estate agent



Flat 5, Bronte Court, Waverley Street

Nottingham

Fantastic location! Well-presented first-floor, three-bedroom duplex flat with no upward chain in walking distance of the vibrant amenities of Nottingham City Centre and transport links for commuters.

Council Tax band: A

Tenure: Leasehold

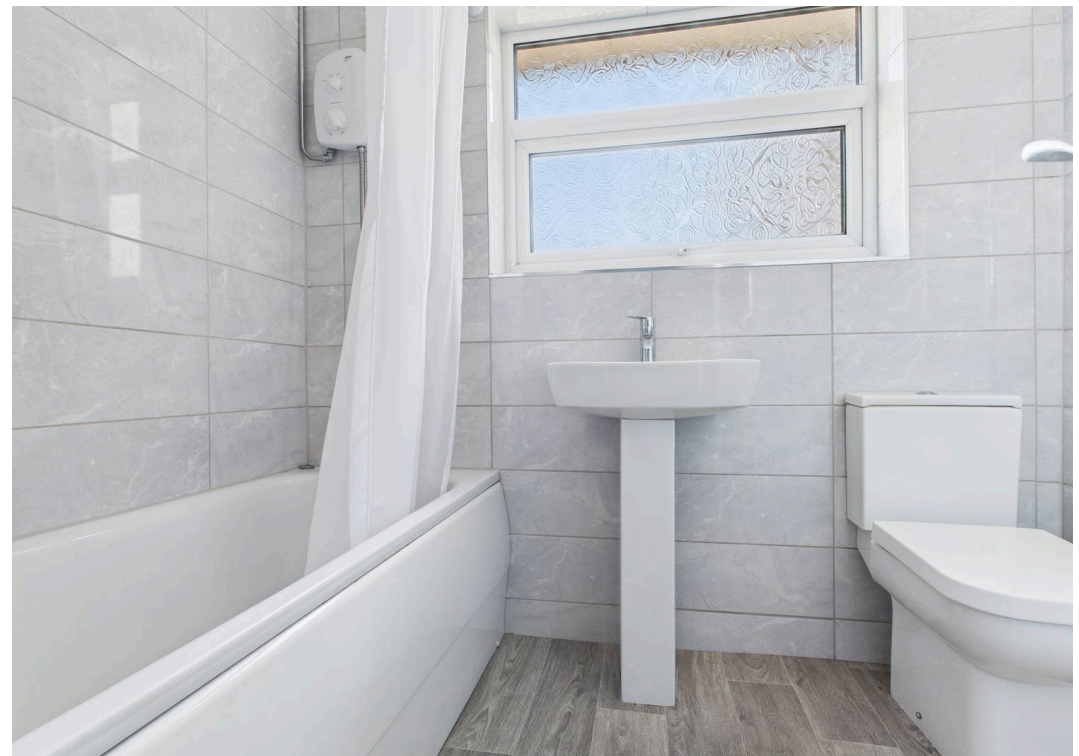
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented first-floor duplex flat
- Fantastic location in walking distance of the vibrant amenities and transport links of Nottingham City Centre
- Bright and welcoming entrance hallway with under stairs storage cupboard
- Spacious lounge/dining room with dual-aspect windows and a large feature front bay window
- Modern and well-equipped kitchen with integrated cooking appliances
- Three bedrooms (two double bedrooms with built-in wardrobes)
- Modern fully tiled bathroom with white three-piece suite
- Gas central heating with a combination boiler
- Communal garden/BBQ area to the rear
- Garage in a block









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

73.6 m²

792 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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