



**Flat 2, 24 Second Avenue, Nottingham – NG7 6JJ**

Guide Price **£130,000**

**DavidJames**  
the estate agent



## Flat 2

24 Second Avenue, Nottingham

NO CHAIN! 2 double bedroom ground floor modern apartment close to the City Centre with frequent bus and tram links nearby! Open plan living space, a modern kitchen and bathroom plus allocated parking!

Council Tax band: B

Tenure: Leasehold

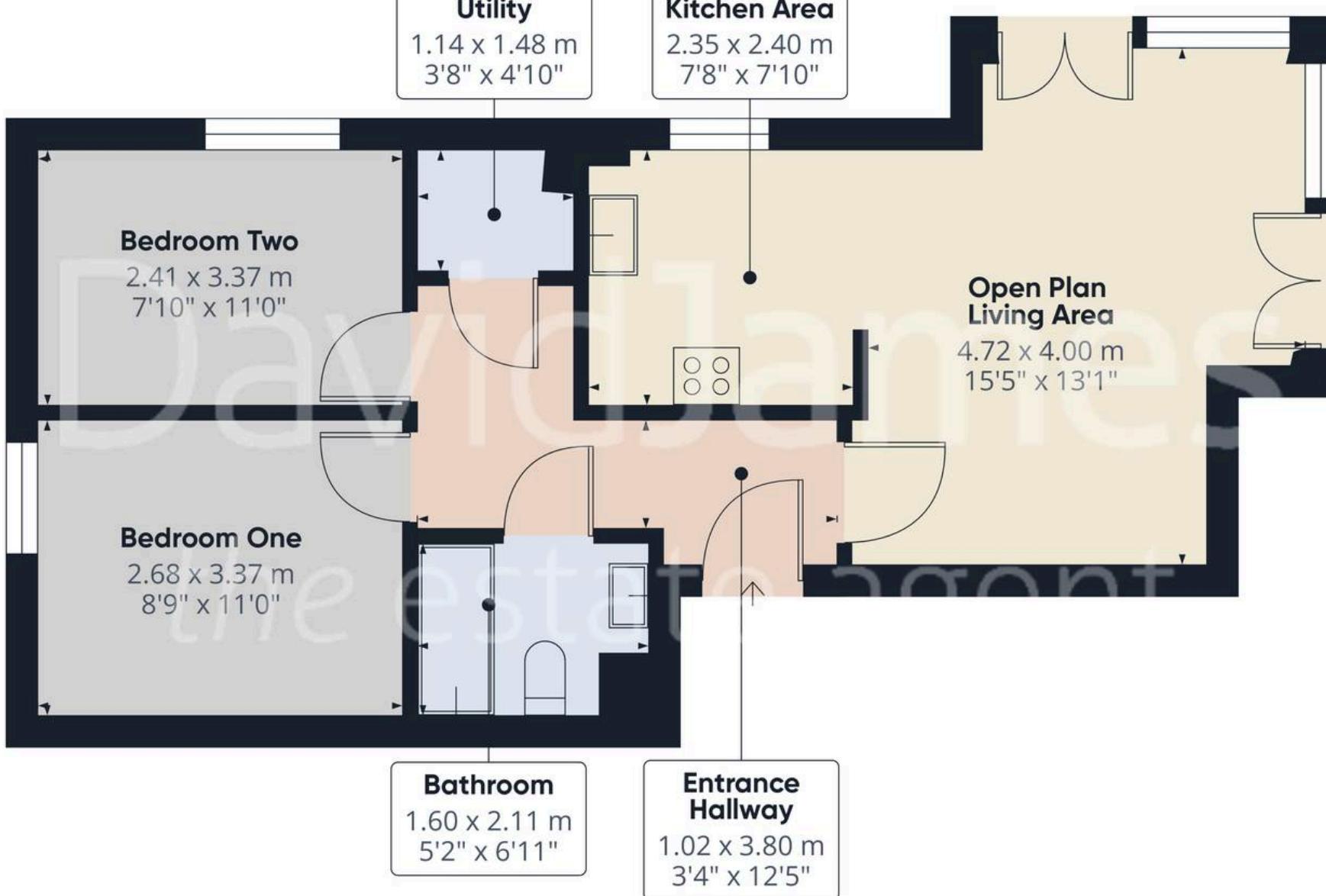
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Modern and spacious ground floor apartment
- Ideal for first-time buyers, investors or those seeking easy access to the nearby Nottingham City Centre
- A short walk from frequent bus and tram services
- Available with no upward chain
- Entrance hall with security intercom and burglar alarm
- Spacious and contemporary open plan living area with French doors
- Modern kitchen area with integrated oven, hob and dishwasher
- Two double bedrooms
- Bathroom with a three-piece white suite, feature tiling and an over-bath mains shower
- Allocated parking space behind electric gates







Approximate total area<sup>(1)</sup>

51.8 m<sup>2</sup>

557 ft<sup>2</sup>

(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.



## David James Estate Agents

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