



## Flat 7, The Wedge Vernon Road, Nottingham – NG6 0AU

Guide Price £100,000

DavidJames  
the estate agent





## Flat 7

The Wedge Vernon Road, Nottingham

Stylish 1 bed first floor apartment with no chain – ideal for first-time buyers, investors or professionals seeking convenient access to the City Centre via the Ring Road and frequent bus/tram links!

Council Tax band: A

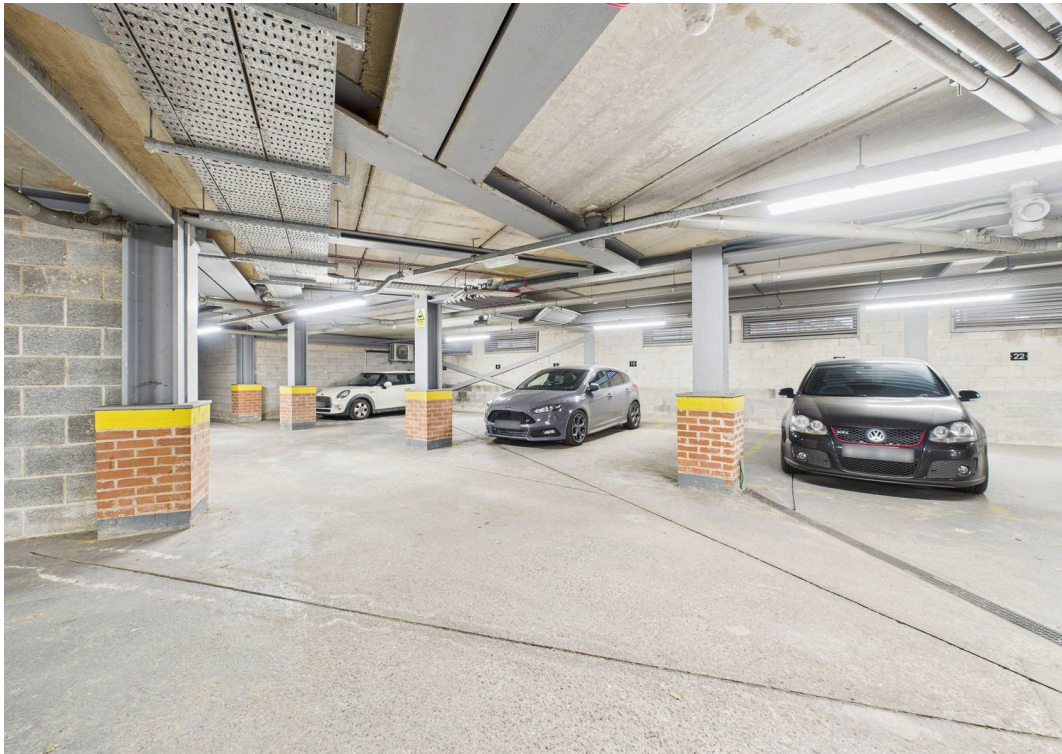
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stylish first-floor apartment offered to the market with no upward chain
- Excellent public transport links to the City Centre nearby including regular tram and bus services
- Secure communal entrance system with intercom access
- Bright and spacious open plan living/kitchen area with a feature Juliet balcony
- Modern fitted kitchen with walnut-effect worktops and integrated appliances
- Well-proportioned double bedroom finished in neutral and contemporary décor
- Well-appointed shower room with a white three-piece suite
- Underground car park with one allocated parking space







**Bedroom**  
2.98 x 3.66 m  
9'9" x 12'0"

**Shower Room**  
1.85 x 1.80 m  
6'0" x 5'10"

**Entrance  
Hallway**  
1.04 x 1.83 m  
3'5" x 6'0"

**Open Plan Living Kitchen**  
3.94 x 5.59 m  
12'11" x 18'4"

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

38.3 m<sup>2</sup>

412 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.

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## David James Estate Agents

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