



£170,000

DEANE COURT DEANE ROAD WILFORD

- MODERN APARTMENT
- ONE BEDROOM
- SPACIOUS OPEN PLAN LIVING
- SHOWER ROOM
- ALLOCATED PARKING
- EPC C



Immaculate One-Bedroom Apartment in a Popular Wilford Development

A BEAUTIFULLY PRESENTED ONE-BEDROOM TOP FLOOR APARTMENT SET WITHIN AN EXTREMELY POPULAR DEVELOPMENT IN WILFORD, OFFERING SECURE INTERCOM ENTRY AND WELL-MAINTAINED COMMUNAL AREAS. SITUATED IN THE SOUGHT-AFTER LOCATION OF WILFORD, THE PROPERTY IS JUST A STONE'S THROW AWAY FROM LOCAL SHOPS AND OFFERS EXCELLENT TRANSPORT LINKS.

THE PROPERTY FEATURES A BRIGHT AND SPACIOUS OPEN-PLAN LIVING AREA WITH DIRECT ACCESS TO A PRIVATE BALCONY, FINISHED WITH CONTEMPORARY FLOORING AND LARGE WINDOWS THAT ALLOW PLENTY OF NATURAL LIGHT. THE LIVING SPACE FLOWS SEAMLESSLY INTO A WELL-APPOINTED MODERN KITCHEN, FITTED WITH A RANGE OF WALL AND BASE UNITS, MAKING IT IDEAL FOR BOTH EVERYDAY LIVING AND ENTERTAINING.

THE DOUBLE BEDROOM IS GENEROUSLY SIZED AND BENEFITS FROM BUILT-IN STORAGE. THE APARTMENT FURTHER BENEFITS FROM ADDITIONAL STORAGE LOCATED IN THE HALLWAY, OFFERING EXCELLENT PRACTICALITY. A MODERN SHOWER ROOM COMPLETES THE ACCOMMODATION.

EXTERNALLY, RESIDENTS ENJOY THE SECURITY OF GATED ACCESS, WHILE THE APARTMENT'S LAYOUT AND PRESENTATION MAKE IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS, PROFESSIONALS OR INVESTORS ALIKE.

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SPACE, LAYOUT AND LOCATION ON OFFER.

LENGTH OF LEASE REMAINING: 106 YEARS

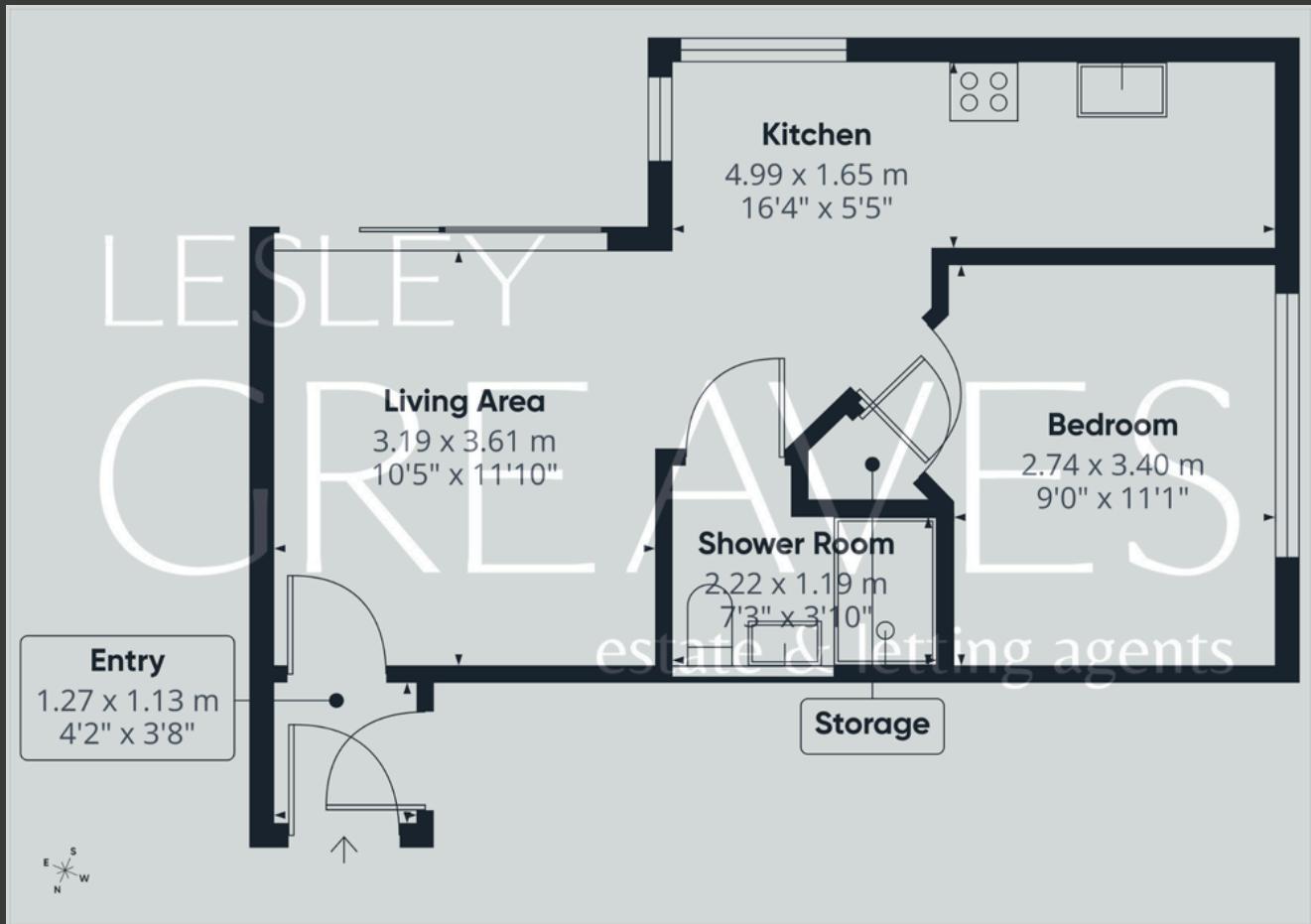
GROUND RENT £150.00 PER ANNUM

SERVICE CHARGE £1554.00 PER ANNUM

- LEASEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 40 SQ METERS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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