



**Ropewalk Court, Derby Road, Nottingham**  
**£125,000**



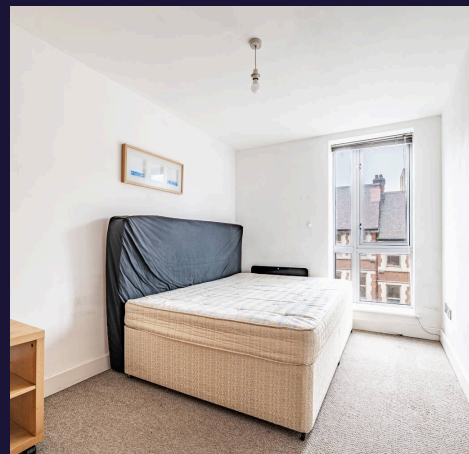


## Ropewalk Court, Derby Road

NO CHAIN! This well-presented two-bedroom apartment is ideally situated on the outskirts of the prestigious Park Estate. The heart of the home is the lounge and dining area creating a great space for entertaining or unwinding after a busy day. Two double bedrooms are filled with natural lighting from the large windows, and a three piece suite bathroom for convenience. The owner has considerably replaced the electric heaters with more economical ones.

The apartment's location places you just moments from the excellent amenities of Derby Road, including shops, cafes, and public transport links, whilst Nottingham City Centre is only a short stroll away. Whether you're seeking a smart city base or a fantastic investment opportunity, this apartment must be viewed to be fully appreciated.

With vacant possession, this property is ready for you to move straight in and make it your own.





## Ropewalk Court, Derby Road

NO CHAIN! Two double bedroom apartment close to the City Centre. Ideal for first time buyers and investors. Direct access to University of Nottingham and Nottingham Trent University.

Council Tax Band: D

Tenure: Leasehold (973 years remaining)

Service Charge: £2,047 per year

Ground Rent: £200 per year

EPC Energy Efficiency Rating: B

- No Chain
- On The Outskirts Of The Park Estate
- Ideal For First Time Buyers And Buy To Let Investors
- Two Double Bedrooms
- Close To Derby Road Amenities And A Short Walk To The City Centre
- Lounge/Diner
- Secure Intercom Access





### Entrance

Upon entering the property there is a spacious hallway leading to all of the rooms.

### Lounge/Diner

19' 0" x 9' 5" (5.79m x 2.88m)

This light and airy reception room has a full length window allowing plenty of light to flood through. There is plenty of space to relax and dine, with a sofa, TV stand and dining table and chairs.

### Kitchen

9' 7" x 6' 8" (2.92m x 2.02m)

Fitted with a range of base and wall-mounted units with an inset stainless steel sink and drainer. There is an integrated oven, hob and extractor fan. Free standing appliances include a washing machine, under-counter fridge and dishwasher.

### Bedroom One

12' 4" x 7' 11" (3.75m x 2.42m)

A well-proportioned double bedroom with a double bed, built-in wardrobe and a full length window providing a bright, airy space.

### Bedroom Two

11' 5" x 7' 3" (3.47m x 2.20m)

Another double bedroom with a double bed, TV stand and drawers. There is also a large window giving ample lighting.

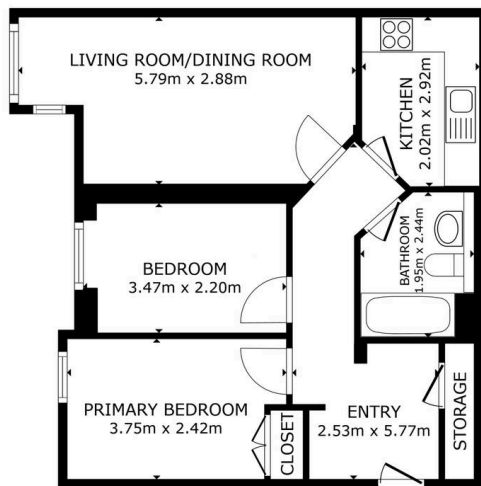
### Bathroom

8' 0" x 6' 5" (2.44m x 1.95m)

Fitted with a three piece suite comprising low level WC, pedestal wash basin and panel bath with glass shower screen and electric shower over. There is an electric shower, tiling to wet areas and vinyl flooring.







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 55.9 m<sup>2</sup>  
TOTAL : 55.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC







# Comfort Estates

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