



Guide price £130,000

Apartment

Bedrooms: 2

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £130,000 to £150,000. WALTON & ALLEN are delighted to present this TWO BEDROOM, FIRST FLOOR APARTMENT situated in the heart of Nottingham City Centre. The accommodation comprises HALLWAY, LARGE LOUNGE/DINER, SEPARATE KITCHEN, TWO BEDROOMS, BATHROOM and EN SUITE SHOWER ROOM. Located in the heart of the CITY CENTRE, the property benefits from a dual aspect and has an ALLOCATED PARKING SPACE to the rear. THE ZONE has an INTERCOM ENTRY SYSTEM and GAS CENTRAL HEATING and is offered to the market with NO ONWARD CHAIN. Previously let for £750PCM, it would make a FANTASTIC BUY TO LET INVESTMENT so call now to view!

Hall

Entrance door to Communal Hallway, three double glazed windows to rear, storage cupboard, inter com entry.

Lounge/Dining Room

13'1" x 17'11"

Double glazed French doors with Juliette balcony to front. Windows to the side and rear, radiators.

Kitchen

7'3" x 11'6"

Fitted with a matching range of wall and base units with work surfaces over, integrated oven and hob with extractor over, plumbing for a washing machine, double glazed window to front.

Bedroom 1

8'10" x 11'6"

Double glazed French doors with Juliette balcony to front. radiator.

Bedroom 2

5'7" x 11'6"

Radiator, window to side.

Bathroom

Fitted with a three piece suit comprising Bath, wash basin and W.C. Tiled splash backs, Extractor fan, radiator.

En-suite Shower Room

Fitted with a three piece suit comprising Shower cubicle, wash basin and W.C. Tiled splash backs, Extractor fan, radiator.

Parking

Located to the rear of the property. One Allocated space.

Photos

Please Note. The photos are for illustrative purposes only. Supplied by the Landlord pre let. The property is currently let and we are awaiting access for up to date images.

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

Free Mortgage Advice

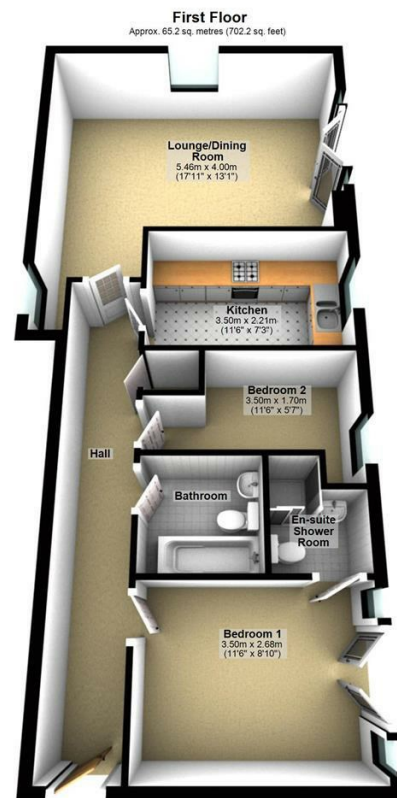
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.






Total area: approx. 65.2 sq. metres (702.2 sq. feet)


Can you **save money** on your **mortgage**?

Potentially save thousands by visiting
<http://bit.ly/waltonallenmortgages>

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Formed in 2000, WALTON & ALLEN has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

As specialists we are fully focused on the priorities and needs of all of our Clients, so whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include 360 degree virtual tours, 3D floorplans and most importantly have vast local knowledge of the property market and current trends.

Management of common parts of buildings is also our specialism, working with Resident Management Companies keeping service charges at 'value for money' levels and improving the environments for both residents and leaseholders. Investment and capital values improve with our influence.

We keep and improve the entire Walton and Allen portfolio in great order through our in house Maintenance team.

We have a proven track record in this property market succeeding in areas where others fail. We are committed to providing an excellent client experience.

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