



Guide price £200,000

Apartment

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold

GUIDE PRICE £200,000 - £220,000. WALTON & ALLEN are delighted to offer this TOP FLOOR APARTMENT with TWO DOUBLE BEDROOMS, situated in a FANTASTIC LOCATION with excellent access to WEST BRIDGFORD shops and facilities and to NOTTINGHAM CITY CENTRE less than a mile and a half away. The accommodation briefly comprises OPEN PLAN LOUNGE/DINER with KITCHEN AREA off, TWO DOUBLE BEDROOMS, ENSUITE SHOWER ROOM and separate BATHROOM. The property benefits from PARKING to rear, LIFT ACCESS, INTER COM ENTRYPHONE and is available with NO ONWARD CHAIN. This modern apartment would make a GREAT BUY TO LET INVESTMENT or SUPERB CITY APARTMENT. Call now to view!

Entrance Hall

Entrance door to Communal Hallway, cloak/store cupboard, wall mounted electric heater, intercom entry phone.

Lounge/Diner

15'9" x 14'9"

Electric heater, open plan to Kitchen Area, double glazed window to rear, double glazed skylight window to side.

Kitchen Area

6'4" x 12'7"

Fitted with a matching range of wall and base units with work surfaces over, integrated stainless steel electric oven with electric four ring hob and chimney style extractor over, plumbing for automatic washing machine, integrated fridge freezer, tiled splash backs.

Bedroom 1

14'10" x 10'2"

Electric heater, double glazed dormer window to rear.

En-suite

Fitted with three piece suite comprising; shower cubicle, pedestal wash basin and W.C. tiled splash backs, electric towel heater, extractor fan.

Bedroom 2

11'0" x 3'1"

Electric heater, double glazed window to rear.

Bathroom

Fitted with three piece suite comprising; panel bath with shower over, pedestal wash basin and W.C. tiled splash backs, electric towel heater, extractor fan.

Outside

Car park located to the rear building with one space.

Lease Details

Lease Length: 125 years from 2006

Ground Rent: £150pa

Service Charge: £1050pa

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.

Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

Disclaimer

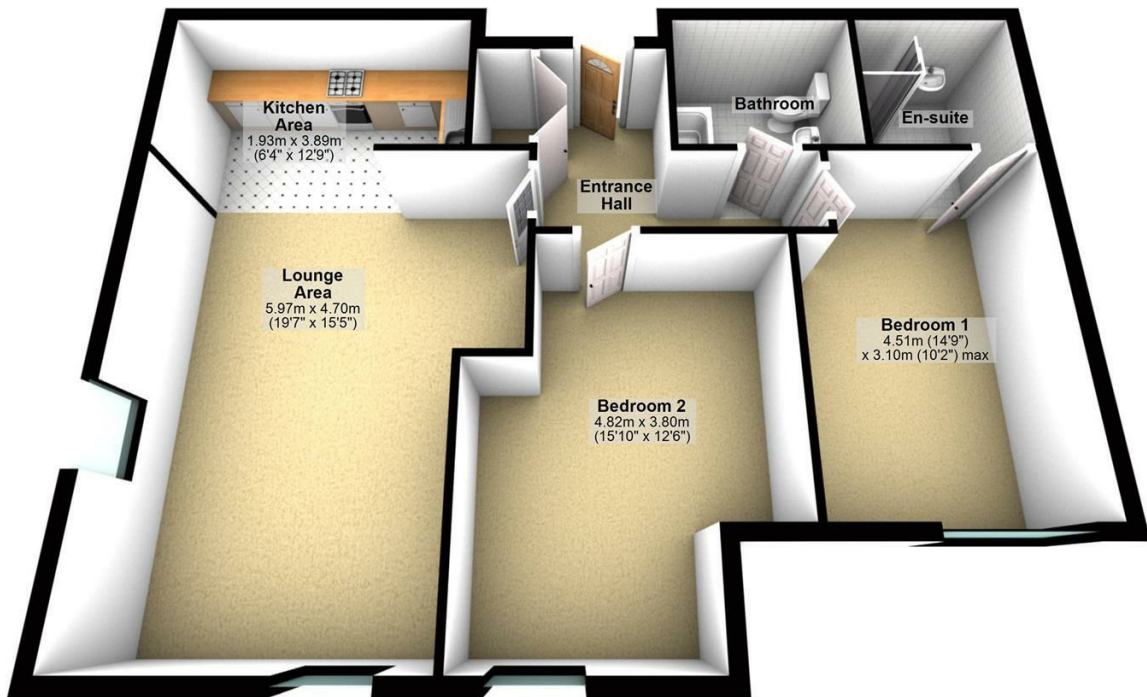
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Top Floor

Approx. 81.3 sq. metres (875.2 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)

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

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

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C	67	
(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		72
(81-91) B		
(69-80) C	70	
(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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