



**Guide price £220,000**

**Apartment**

**Bedrooms: 2**

**Bathrooms: 2**

**Tenure: Leasehold**

GUIDE PRICE £220,000 to £240,000. WALTON & ALLEN are delighted to offer this SPLIT LEVEL, FIRST FLOOR, DUPLEX APARTMENT. Situated in a FANTASTIC LOCATION on the edge of NOTTINGHAM CITY CENTRE, the accommodation briefly comprises REFITTED KITCHEN with INTEGRATED APPLIANCES, with steps up to the LIVING ROOM. Featuring TWO BEDROOMS and a BATHROOM and SPACIOUS EN SUITE SHOWER ROOM. TWO BATHROOMS. OPEN PLAN KITCHEN/DINING/RECEPTION ROOM, TWO DOUBLE BEDROOMS, BATHROOM and EN SUITE SHOWER ROOM. The property benefits from LIFTS to all floors and INTERCOM ENTRYPHONE, it would make a GREAT CITY CENTRE PAD or BUY TO LET INVESTMENT - call now to view!

#### Kitchen

9'8" x 12'10"

Refitted modern kitchen comprising a matching range of high gloss, handleless wall and base units with composite quartz work surface, inset sink, integrated appliances including; Eye level electric double oven and microwave, induction hob with extractor fan over, fridge/freezer, and dishwasher. ceramic tiled flooring, built in store cupboard with plumbing for a washing machine, and steps up to the Lounge/Dining Area.

#### Lounge/Diner

19'7" x 16'8"

With glazed bannister overlooking the Kitchen, stairs to Upper Floor, three windows to the front.

#### Inner Hall

Stairs to Bedroom Two, built in storage cupboard.

#### Bathroom

Fitted with a three piece suite comprising Panelled bath, hidden cistern W.C. and wash basin. Tiling to walls, tiled floor, extractor fan and towel radiator.

#### Bedroom 2

12'5" x 6'11"

Double glazed window to rear, radiator.

#### Master Bedroom

10'6" x 13'6"

Master bedroom suite with fitted wardrobes to one wall, opaque glazed wall overlooking Lounge/Dining Room, radiator.

#### En-suite Shower Room

Large En Suite shower Room with Shower cubicle, hidden cistern W.C. and Wash Basin. Towel radiator, tiled flooring, tiled splash backs and extractor fan.

#### Parking

The property has one allocated parking space in the secure underground parking area.

#### 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.

#### 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

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#### Lease Details

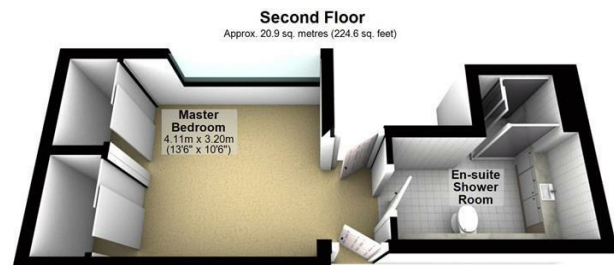
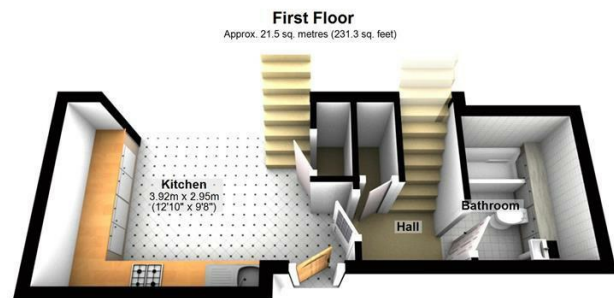
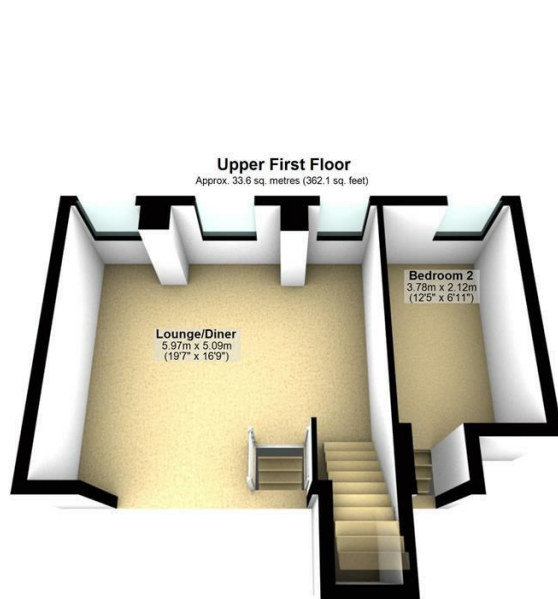
Lease term: 999 years from 2005

Service charge: £1850 per annum

Ground rent: £250 per annum







Total area: approx. 76.0 sq. metres (818.0 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	78

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

**0115 924 3304**  
**SalesTeam@waltonandallen.co.uk**  
**www.waltonandallen.co.uk**