



Belward Street,
, Nottingham
NG1 1JW

£59,500 Leasehold



**** AUCTION ****

Robert Ellis are delighted to offer for sale this TWO DOUBLE BEDROOM apartment with ensuite to the master bedroom!

This property would suit a buyer or a buy to let investor. The property is within walking distance from the market square, local bars and restaurants, shops and transport links such as buses, trains and tram lines.

In brief the property comprises of, entrance hall, lounge/ kitchen diner, two doubled bedrooms, ensuite, and main bathroom.

An early viewing on this city centre apartment is highly recommended to appreciate the accommodation on offer.



Entrance Hallway

12'3" x 5'10" approx (3.75 x 1.80 approx)

Intercom phone connected to Main Entrance of The Ice House Building. Laminate flooring. Wall mounted storage heater. Access doors to Lounge/Kitchen/Diner, Bathroom & Bedroom 1 and 2.

Lounge/Kitchen/Diner

10'2" x 8'11" x 22'9" approx (3.11 x 2.73 x 6.95 approx)

L- Shaped room. Range and wall, base and drawer units with work surfaces over. Integrated electric oven with electric hob and extractor fan above. Integrated 70/30 fridge freezer. Sink and drainer unit with mixer tap above. Integrated washer dryer. Laminate flooring. TV Point. Spotlight to ceilings. Wall mounted storage heater. UPVC double glazed sliding doors giving access to Juliet Balcony.

Bathroom

9'1" x 6'0" approx (2.79 x 1.84 approx)

Hand wash basin with mixer tap above. Tiled splash backs. W/C. Bath with mixer tap and mains fed shower unit above. Spotlights to the ceilings. Extractor fan. Wall mounted mirror. Access to Airing cupboard.

Bedroom 1

15'10" x 9'10" approx (4.84 x 3.02 approx)

Carpeted flooring. Wall mounted storage heater. Access door to en-suite bathroom. UPVC double glazed window to the front elevation.

En-Suite Bathroom

5'1" x 7'6" approx (1.57 x 2.30 approx)

Hand wash basin with mixer tap above. Tiled splash backs. W/C. Shower with mains fed shower unit. Spotlights to the ceilings. Extractor fan. Wall mounted mirror.

Bedroom 2

16'0" x 10'2" x 9'9" approx (4.90 x 3.12 x 2.98 approx)

L-Shaped room. Carpeted flooring. Wall mounted storage heater. UPVC double glazed window to the front elevation.

Council Tax

Local Authority: Nottingham

Council Tax Band: D

Auction Details

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The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

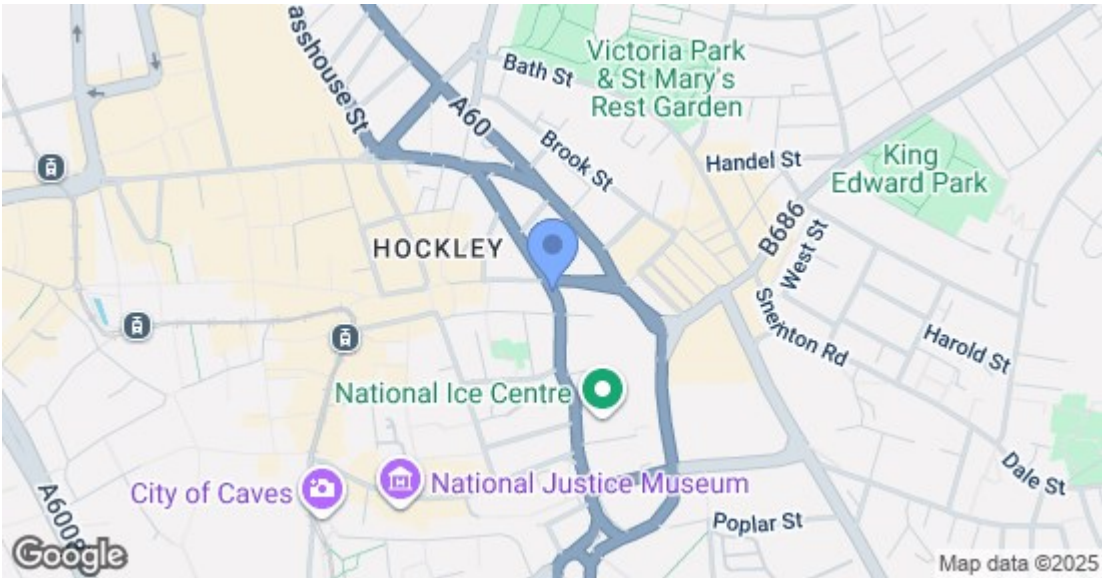
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B	79	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.