



Weightman Avenue,  
Gedling, Nottingham  
NG4 4LX

**£160,000 Leasehold**

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**\*\*CALLING ALL FIRST TIME BUYERS & INVESTORS! \*\***

Robert Ellis Estate Agents are proud to offer to the market this IMMACULATE TWO BEDROOM APARTMENT SITUATED IN GEDLING, NOTTINGHAM. The apartment is located within the Chase Farm development.

A well-presented, two-bedroom Third floor apartment, in a purpose-built apartment building within this extremely popular modern development. The property is close to excellent transport links with a regular bus service too. There are a range of shops close by as well as a vibrant social scene along nearby Mapperley Top, where you will find a diverse range of bars, restaurants and cafes and gyms and a golf course. Gedling country park is also almost on your doorstep.

In brief, the modern and stylish accommodation comprises communal entrance and stairs leading to the Third floor landing. Reception cloakroom, inner reception hallway, Fitted Kitchen which is open through to the Living room with Juliet balcony, principal bedroom, second bedroom and modern bathroom complete the accommodation. To the outside, there is an allocated parking space.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and CONDITION of this FANTASTIC OPPORTUNITY- Contact the office before it is too late!





### Entrance Hallway

14'1 x 3'9 approx (4.29m x 1.14m approx)  
Entrance door to the front, wall mounted radiator, laminate flooring, ceiling light point and loft access hatch. Storage cupboard and panelled doors to:

### Bedroom 1

11'3 x 10'3 approx (3.43m x 3.12m approx)  
UPVC double glazed window to the front, wall mounted radiator, LVT flooring.

### Bedroom 2

10'3 x 8'9 approx (3.12m x 2.67m approx)  
Double glazed window to the side, wall mounted radiator, LVT flooring, ceiling light point.

### Bathroom

9'3 x 5'1 approx (2.82m x 1.55m approx)  
A modern white three piece suite comprising of a panelled bath with mains fed shower over, pedestal wash hand basin, low flush w.c., tiled splashbacks, wall mounted radiator, LVT flooring, ceiling light point and extractor fan.

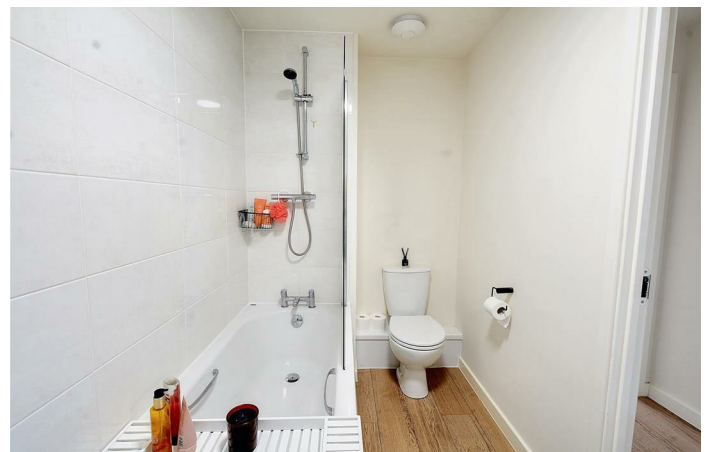
### Open Plan Living/Dining Kitchen

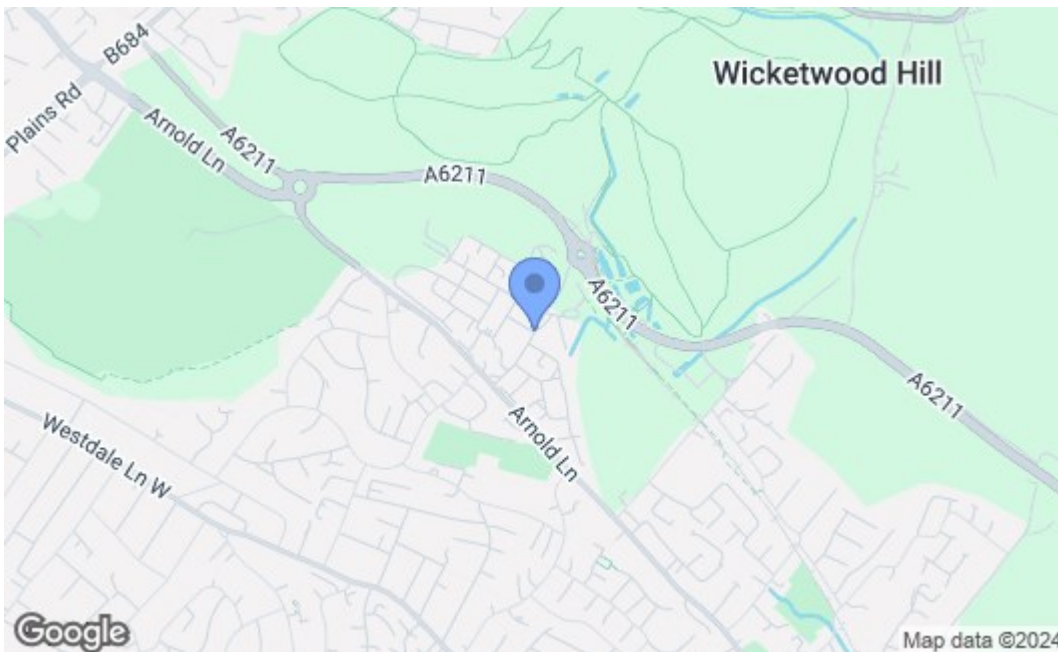
19'6 x 16'10 approx (5.94m x 5.13m approx)  
With a range of matching contemporary wall and base units incorporating a laminate work surface above, integrated oven with four ring gas hob over and built-in extractor hood above, glass splashback, 1 ½ bowl stainless steel sink with modern swan neck mixer tap, integrated dishwasher, integrated washer dryer, integrated fridge freezer, upstand

splashback, LVT flooring, wall mounted combination boiler, UPVC double glazed windows to the side and rear and double glazed French doors to the Juliette balcony, wall mounted double radiator, ceiling light point. Offering ample space for both sitting and dining areas.

### Council Tax

Gedling Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		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.