



**Nicholson Close
Redhill, Nottingham NG5 8RQ**

Offers Over £160,995 Leasehold

A TWO BEDROOM FIRST FLOOR
MAISONETTE WITH DOUBLE DRIVEWAY
SITUATED IN REDHILL, NOTTINGHAM.



**** NO UPWARD CHAIN ** IDEAL FOR FIRST-TIME BUYERS OR INVESTORS ****

Robert Ellis Estate Agents are proud to offer to the market this FANTASTIC TWO-BEDROOM, MAISONETTE APARTMENT situated in Redhill, Nottingham.

The property is Ideally located with easy access to the A60 ring road and Nottingham University Hospital. Whilst also convenient for Arnold High Street, hosting a wide range of shops, eateries, and excellent transport links into the city.

This two-bedroom maisonette offers spacious accommodation whilst being well presented throughout, perfect for any first-time buyers or investors alike.

Upon entry, you are welcomed into the entrance hallway which has stairs leading to the first floor landing, the hallway is open through to the open-plan living room / kitchen and has doors leading into the first double bedroom, second bedroom (currently utilised as a study) and the modern family bathroom with a modern three-piece suite.

The property also benefits from a large double driveway.

This apartment is IDEAL for either a FIRST-TIME BUYER or INVESTOR! Contact the office to arrange your viewing NOW!



Entrance Hallway

5'03 x 4'01 approx (1.60m x 1.24m approx)

Modern double glazed composite front entrance door to the front elevation. UPVC double glazed windows to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Electrical consumer unit. Carpeted staircase to First Floor Landing

First Floor Landing

Carpeted flooring. Wall mounted radiator. Ceiling light points. Loft access hatch. Open through to Open Plan Living Room / Kitchen. Internal doors leading into Bedroom 1, 2 and Family Bathroom

Open Plan Living Room / Kitchen

19' x 12' approx (5.79m x 3.66m approx)

Living Area

9'9 x 12' approx (2.97m x 3.66m approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Ample space for seating

Kitchen Area

8'5 x 12' approx (2.57m x 3.66m approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Wall mounted radiator. Recessed spotlights to ceiling. Range of contemporary wall base and drawers units with roll edge laminate worksurfaces above. Stainless steel sink and drainer unit with dual heat tap above. Integrated Whirlpool oven. 4 ring hob with stainless steel splashback and extractor unit above. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Ideal gas central heating combination boiler housed within matching cabinet

Bedroom 1

14'09 x 13'06 approx (4.50m x 4.11m approx)

This spacious master bedroom benefits from having UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Large built-in store providing useful additional storage space (4'9 x 4'3 approx)

Bedroom 2

5'04 x 9'10 approx (1.63m x 3.00m approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

9'08 x 5'06 approx (2.95m x 1.68m approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Tiled splash backs. Wall mounted radiator. Ceiling light point. Extractor fan. Modern 3 piece suite comprising of a panel bath with dual heat tap and a mains fed shower above, pedestal wash hand basin with dual heat tap and a low level flush WC

Outside of Property

Double driveway providing off the road parking. Pathway leading to front entrance

Council Tax

Local Authority Gedling

Council Tax band A

Agents Notes

BT & Virgin Media connection points

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 7mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

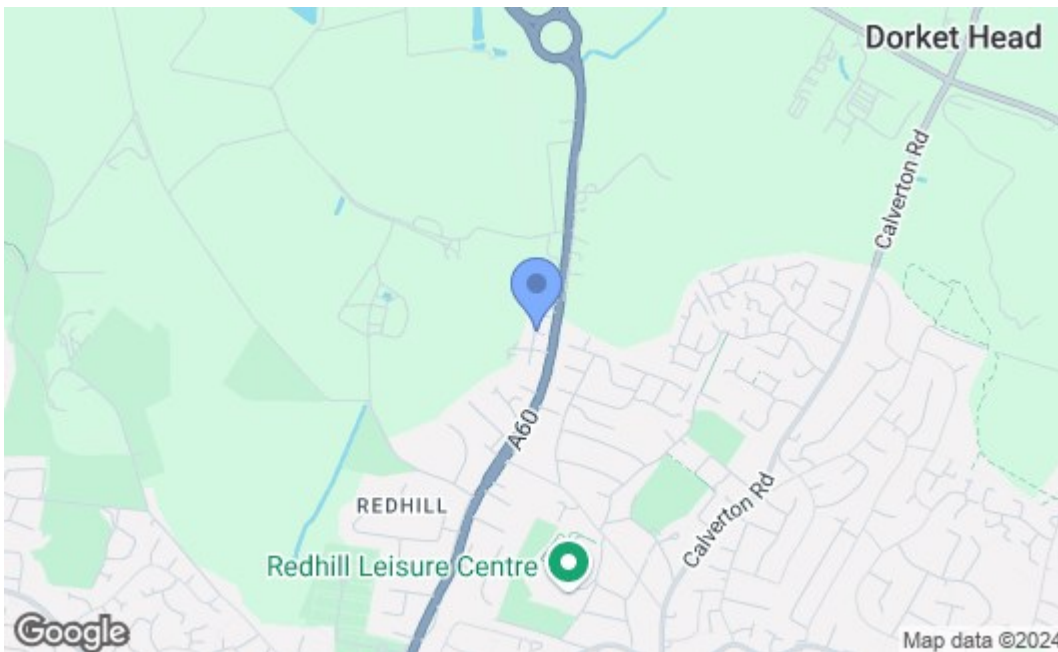
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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 (CO₂) 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.