



Aeneas Court
Mansfield Road, Nottingham NG5 2BZ

£130,000 Leasehold

A SECOND FLOOR APARTMENT FOR SALE
SITUATED CLOSE TO NOTTINGHAM CITY.



Robert Ellis Estate Agents are delighted to offer to the market this TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT situated off Mansfield Road, Nottingham.

This property is ideally located within a stones throw away from Nottingham City Centre, local transport links coming in and out of the City, shops and restaurants.

In brief the property comprises of entrance hall, open plan lounge, dining area and kitchen, inner hallway, two double bedrooms, shower room, ample storage cupboards and a balcony area.

The property benefits from a garage to the rear, permit parking and communal gardens.

This is the ideal home for a first time buyer or investor - Contact the office now to arrange your viewing before it is too late!



Entrance Hallway

Carpeted flooring. Intercom system. 2 x Built in storage cupboards, one housing combination boiler. Internal doors leading into the open plan living dining kitchen, bedroom 1, 2 and bathroom.

Open Plan Living Dining Kitchen

15'10" x 25'2" approx (4.83 x 7.69 approx)

2 x Double glazed windows to the front elevation. Double glazed door leading to the balcony. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature electric fireplace. A range of wall, base and drawer units with worksurfaces above, incorporating a double sink and drain unit with a mixer tap. Tiled splashbacks. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Space and point for a freestanding cooker. Built-in extractor hood.

Bedroom 1

11'7" x 11'3" approx (3.55 x 3.45 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

Bedroom 2

12'7" x 9'4" approx (3.84 x 2.86 approx)

Double glazed windows to the rear elevation. Carpeted flooring. Wall mounted radiator.

Bathroom

Tiled flooring. Tiled splash backs. 3 piece suite comprising of a bath with mixer tap and mains fed shower above, hand wash basin with separate hot and cold taps and a WC.

Parking

The property benefits from a garage with a up and over door providing ample storage space alongside permit parking.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

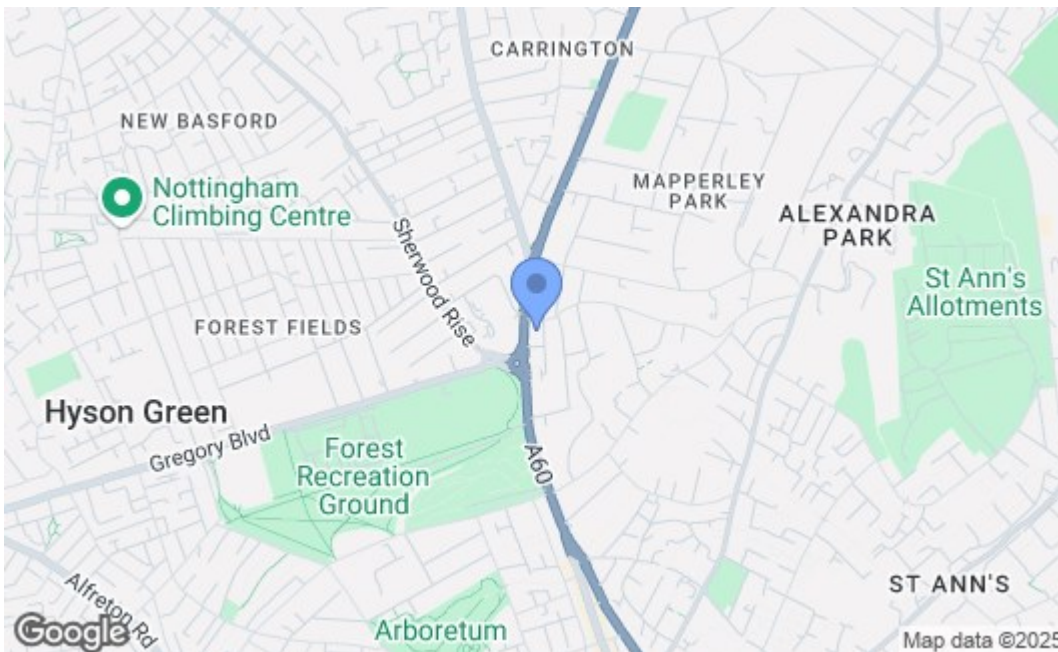
Flood Defences: No

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		81	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 (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.