

# Robert Ellis

*look no further...*



Montpelier Road,  
Lenton, Nottingham  
NG7 2JY

**£90,000 Leasehold**

0115 922 0888



/robertellisestateagent



@robertellisea





A conveniently placed one bedroom, ground floor flat.

Situated just a short distance from Nottingham University and the Queens Medical Centre you are conveniently placed for a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This spacious property can be sold with the tenant in situ if any investors would like to add to an existing rental portfolio or the option would be available to purchase with vacant possession, depending on the circumstances of the buyer.

In brief the internal accommodation comprises: entrance space, living room, kitchen, bedroom, and bathroom.

Outside to the back of the property is a paved seating area.

With the benefit of gas central heating and UPVC double glazed windows this property is well worthy of an early internal viewing.



### Entrance Space

UPVC double glazed door through to a carpeted entrance space.

### Living Room

15'5" x 14'4" (4.70m x 4.38m )

A carpeted reception room, with radiator and UPVC double glazed bay window to the front aspect.

### Kitchen

13'10" x 6'9" (4.24m x 2.07m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap. Space and fittings for freestanding appliances to include gas hob, washing machine and fridge freezer, wall mounted boiler and UPVC double glazed window to the rear garden.

### Bedroom One

14'1" x 8'8" (4.31m x 2.66m )

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, fully tiled walls, radiator and UPVC double glazed window to the rear garden.

### Rear Lobby

UPVC double glazed door to the outdoor space and storage cupboard housing the boiler.

### Outside

To the front is a paved footpath to the entrance door. The rear is then paved a couple of used as an outdoor seating area.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

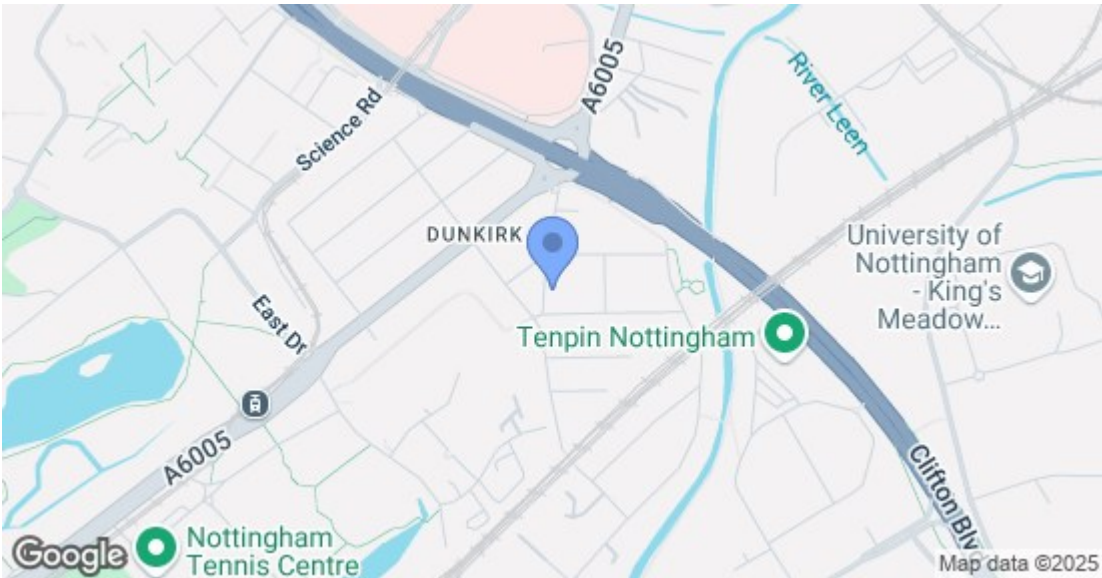
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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







GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <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		

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