



Norfolk Avenue,  
Toton, Nottingham  
NG9 6GS

**O/O £100,000 Leasehold**





A READY-TO-MOVE INTO ONE BEDROOM SECOND FLOOR APARTMENT WITH RENEWED LEASE AND SHARED BALCONY, BEING SOLD WITH NO UPWARD CHAIN!

This charming second-floor one-bedroom apartment is ready to move into and offers a perfect opportunity for first-time buyers or investors alike. Located in the highly sought-after commuting area of Toton, the property boasts a spacious open-plan lounge and kitchen, providing a modern and airy living space. The apartment is tastefully designed throughout, with neutral decor and ample natural light, making it feel warm and inviting. Situated in a well-maintained building, the property is being sold with no upward chain, ensuring a smooth and hassle-free purchase. The great location offers excellent transport links to nearby Nottingham/Derby and local amenities, adding to the appeal of this fantastic home. Don't miss out on this ideal move-in-ready apartment – a rare find in a popular area!

The property is accessed through a communal hallway and the spacious accommodation, which benefits from being heated by storage heaters and from being double glazed, includes a reception hall, open plan lounge and kitchen, one good size bedroom and bathroom. Outside there is a communal balcony and parking and a lawned area with a garage which belongs to the property situated in an adjacent block.

Toton is a very popular residential area to the West of Nottingham which is well regarded for its excellent local schools and accessibility to transport links which now includes the latest extension to the Nottingham tram system which terminates in Toton. There is also a Tesco superstore on Swiney Way and other superstores in the nearby towns of Beeston and Long Eaton as well as at Chilwell retail park where there is a M&S food store, Next, TK Maxx and other retail outlets. There are walks at Toton Fields and the picturesque Attenborough Nature Reserve, healthcare and sports facilities which include several local golf courses and as well as the tram, the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the A42 and other main roads, all of which provide good access links to Nottingham, Derby and other East Midlands towns and cities.



### Communal Entrance Hallway

With a door to the front, there is a stairwell. Up the two flights of stairs, there is the entrance door to the apartment. With courtesy lighting.

### Entrance Hall

6'6" x 3'2" approx (2m x 0.98m approx)

With a wooden front door coming from the communal stairwell, there is a ceiling light, vinyl flooring. This has doors off to the bedroom, bathroom and open plan lounge kitchen,

### Kitchen Living room

23'7" x 11'5" approx (7.2m x 3.5m approx)

The dual aspect double glazed uPVC, carpeted flooring, TV point, electric storage heater and two wall lights.

### Kitchen Area

11'9" x 9'2" approx (3.6m x 2.8m approx)

The kitchen has a wooden door with inset glass leading onto the shared balcony, with a uPVC double glazed window looking onto the balcony, vinyl flooring, ceiling light, in-built cupboard.

The kitchen consists of off two walls of white gloss wall and base units with wooden effect laminate rolled edge worktop, two inset circular stainless steel sinks and drainer, with space for washing, in-built fridge freezer, four ring electric hob with a stainless steel extractor fan above.

### Bedroom

11'0" x 13'3" approx (3.36m x 4.05m approx)

The bedroom has a uPVC double glazed window to the rear elevation, grey carpeted flooring, electric storage heater, and ceiling light.

### Bathroom

6'7" x 5'6" approx (2.02m x 1.69m approx)

The bathroom has vinyl flooring, LED ceiling light, white low flush w/c, sink with storage cupboard below, splash-back tiling, bath with electric shower above, extractor fan.

### Balcony

6'7" x 9'9" approx (2.03 x 2.98m approx)

The balcony is shared by the apartment adjacent.

### Garage

### Council Tax

Broxtowe Borough Council Band A

### Directions

Proceed down Stapleford Lane and turn into Norfolk Avenue, follow the road round to the end of the cul-de-sac and Doris court is the furthest block on the left.

### Additional Information

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

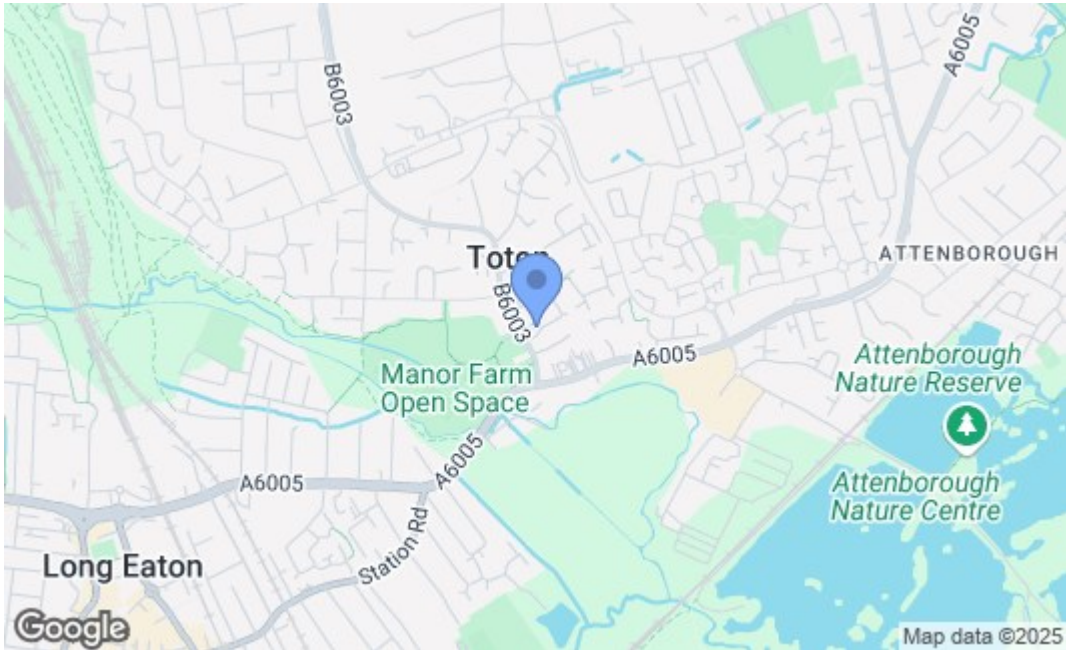
Other Material Issues – No

### Agents Notes

The property is leasehold with a 999 year lease which commenced 24.6.74. The service charge is £102 per month and ground rent is £250 per annum.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		

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.