



Nidderdale,  
Wollaton, Nottingham  
NG8 2TN

**Price Guide £100-110,000**  
**Leasehold**



THIS IS A FIRST FLOOR ONE DOUBLE BEDROOM APARTMENT LOCATED IN WOLLATON WHICH IS READY FOR IMMEDIATE OCCUPATION.

Being situated within the Nidderdale development of similar properties, this one double bedroom first floor apartment provides a lovely property which will suit a whole range of buyers from first time buyers, through to people who are downsizing and looking for a property which is conveniently located and easily maintained. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves.

The property benefits from having an electric heating system and double glazing with fitted vertical blinds to all the windows and includes a reception hall with a large storage cupboard and an airing/storage cupboard off, the lounge includes a dining area and there is a glazed door from the lounge to the kitchen which has Shaker style wall and base units and integrated cooking appliances. The large double bedroom has a wardrobe which will remain at the property when it is sold and the shower room has recently been re-fitted and has a large walk-in shower with shower boarding and a glazed protective screen and the other walls in the shower room are fully tiled. Outside there is communal parking and lawned areas provided around the Nidderdale development, all of which are maintained by the management company.

Wollaton is a sought after residential area to the West of Nottingham which has a number of local shops on Bramcote Lane which includes a Tesco, Sainsbury's and several other retail outlets and fast food take-aways including the well regarded Cods Scallops, there are healthcare and sports facilities, Wollaton Park is a stone's throw away and this provides a lovely place to walk and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Nottingham and East Midlands Parkway and there are various main roads which provide quick access to Nottingham and other suburbs around the city.



## Communal Reception Hall

There is an intercom operated door at the front, tiled flooring in the first part of the hall and there are stairs taking you to the first floor where the apartment we are selling is situated.

## Entrance Hall

Panelled front door with two inset opaque double glazed panels, large built-in storage cupboard with shelving, cloaks hanging and the electric consumer unit is housed in the cupboard, intercom mounted on the wall for the entry system to the block of apartments (not tested), wall mounted storage heater and a hot water tank is housed in the shelved airing/storage cupboard.

## Lounge/Sitting Room

13'2 x 12'4 approx (4.01m x 3.76m approx)

This large reception room includes a dining area and has a double glazed window with fitted vertical blinds, electric storage heater and a glazed door leading into:

## Kitchen

9'4 x 7'8 approx (2.84m x 2.34m approx)

The kitchen is fitted with cream Shaker style units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to two sides and has space for an automatic washing machine, cupboards, oven and drawers below, space for an upright fridge/freezer, matching eye level wall cupboards with a hood over the cooking area, marble effect panelling to the walls around the work surface areas, vinyl tiled flooring and a double glazed window with fitted vertical blinds.

## Bedroom One

15'6 x 8'11 approx (4.72m x 2.72m approx)

Double glazed window with fitted vertical blinds and a stand alone wardrobe with sliding doors providing hanging space and shelving.

## Shower Room

5'8 x 6'4 approx (1.73m x 1.93m approx)

The bathroom has recently been changed into a shower room and is fully tiled with a large walk-in shower having a Triton electric shower, boarding to three walls and a protective glazed screen, pedestal wash hand basin with a double mirror fronted cabinet above and a low flush w.c., opaque double glazed window and tiled flooring.

## Outside

There is shared parking provided and communal gardens/lawned areas around the Niddedale development.

## Council Tax

Nottingham City Council Band A

## Agents Notes

The property is held leasehold with a 125 year lease which commenced in 1990. The ground rent and service charge is £112.47 pcm.

The vendor of this property is related to an employee of Robert Ellis.

## Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where mortgage advisors are available six days a week to discuss your needs.

They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover, and buildings and contents insurance.

The Mortgage Company (Nottingham) Ltd and Robert Ellis are different entities.

The Mortgage Company (Nottingham) Ltd does not provide estate and lettings agent services.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed -

Standard 4 mbps

Superfast -

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

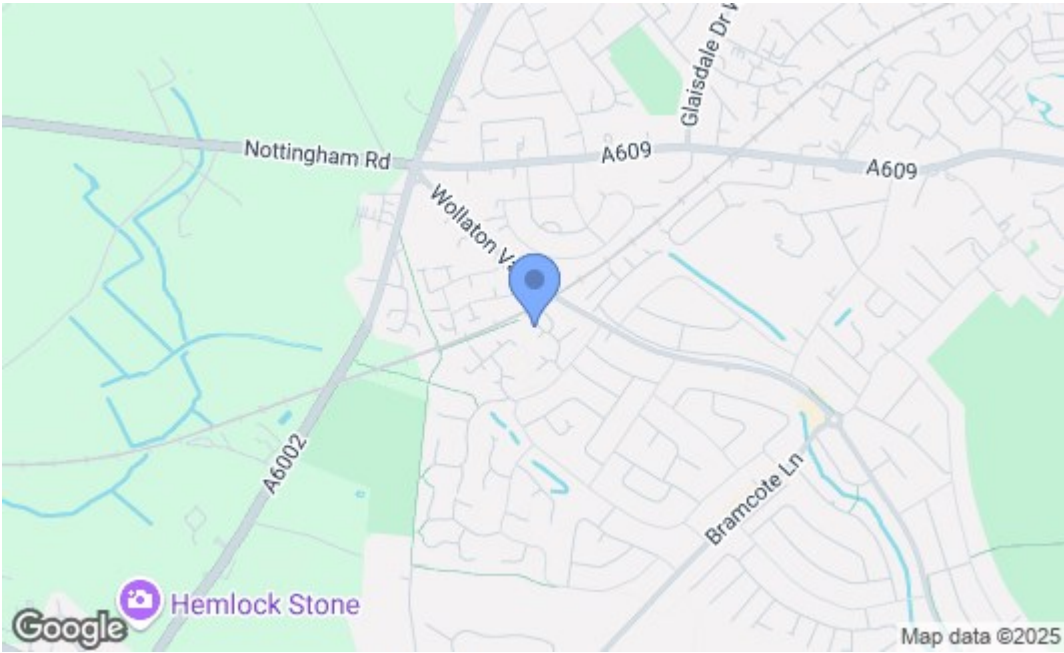
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	71	
(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 <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.