



Moss Drive,  
Bramcote, Nottingham  
NG9 3NF

**£175,000 Leasehold**



A contemporary one double bedroom ground floor apartment is a sought-after development.

Forming part of fourteen modern apartments built by Messer Chase Homes circa 2005, this stunning and secluded contemporary accommodation is a perfect opportunity for an investor, professional couple or those looking to downsize.

Situated in a private wooded setting this exclusive ground floor apartment comprises entrance hall, shower room/WC, double bedroom and a living kitchen diner area with French doors overlooking the rear garden.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, this great property is well worthy of an internal viewing.



### Communal Entrance Hall

A communal entrance hall leads to the apartment.

### Entrance Hall

10'10" x 3'5" (3.32 x 1.05)

Central heating radiator and storage cupboard.

### Living Kitchen Diner

19'3" x 11'5" (5.89 x 3.49)

Contemporary wall and base units, wall mounted Baxi combination boiler, single sink with drainer, electric oven, four burner gas hob with splashback, integrated fridge and freezer, UPVC double glazed windows over looking the rear garden, radiator, UPVC double glazed French doors to the patio area.

### Bedroom

11'9" x 8'9" (3.59 x 2.68)

Built in wardrobes, radiator and UPVC double glazed french doors onto the patio.

### Shower Room

7'6" x 6'2" (2.29 x 1.89)

Shower cubical, WC, pedestal wash hand basin with tiled splashback, heated towel rail and extractor fan.

### Outside

There is a private patio area, lawned grounds, communal summer house and allocated parking space. The property is accessed via electric gates and has CCTV.

### Agency Notes

Any potential purchaser should be aware that pets are not allowed.

### 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

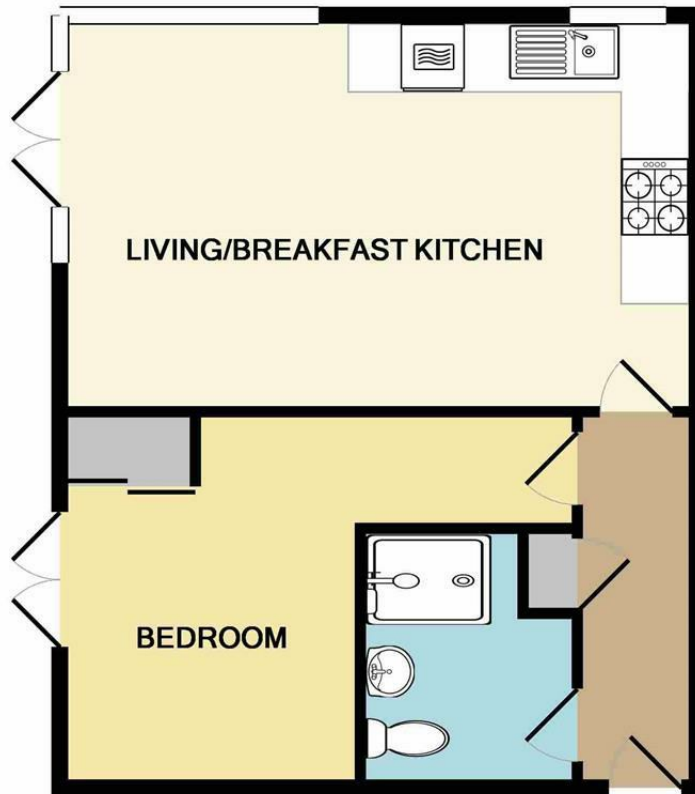
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

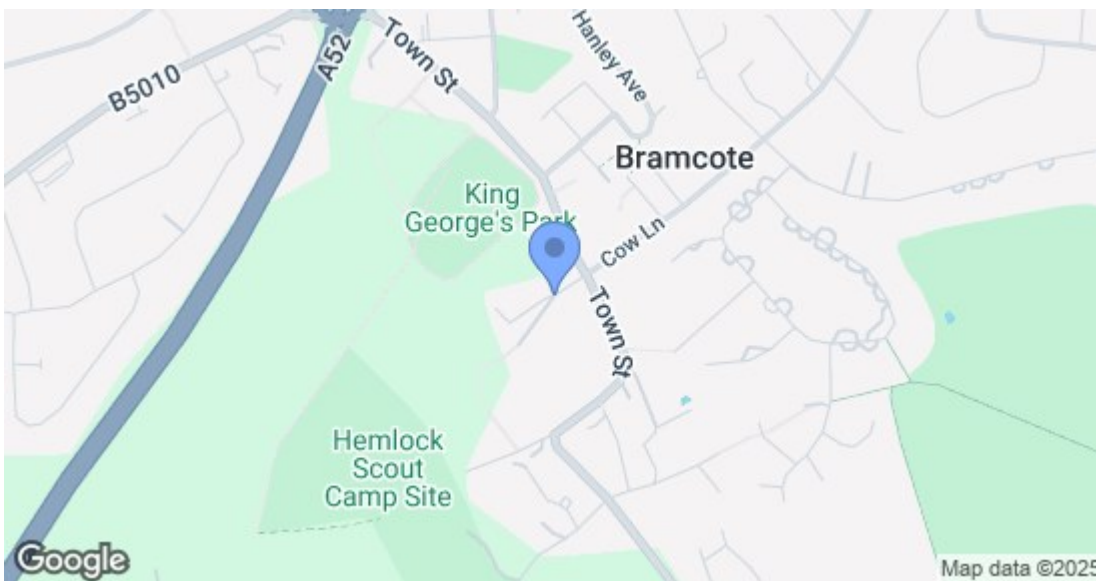
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TOTAL APPROX. FLOOR AREA 414 SQ.FT. (38.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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