



Vellum House,
Watermark Close, Nottingham
NG5 1RJ

£120,000 Leasehold



****NO CHAIN!****

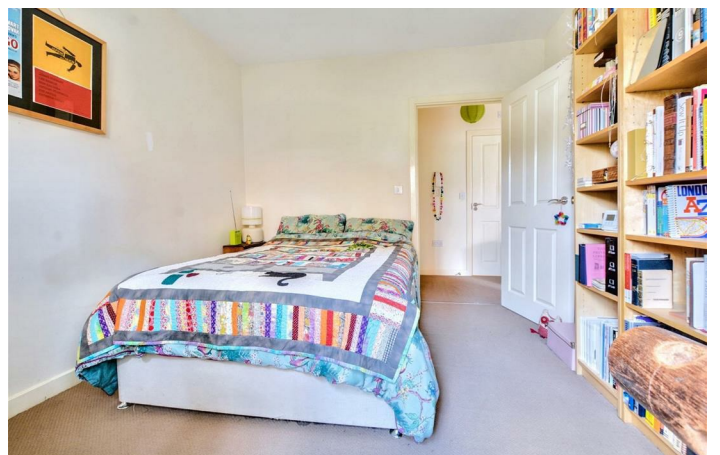
This charming ground floor one bedroom apartment offers the perfect blend of convenience, comfort, and outdoor living. With its own private garden to the rear, it provides an ideal space for relaxation, outdoor dining, or gardening. The property includes one designated parking space, ensuring easy access and convenience.

The apartment features a modern open-plan lounge, kitchen, and dining area, designed with a bright and airy feel. The well-equipped kitchen includes contemporary appliances, perfect for both entertaining and everyday living. The generous bedroom offers ample space, providing a peaceful retreat for relaxation.

One of the key highlights of the property is its nearly-new boiler, installed within the last year, ensuring efficient heating and hot water for years to come.

Ideal for those looking for excellent transport links, this apartment is situated on a bus route in and out of Nottingham city, making commuting a breeze. It is also in close proximity to the City Hospital, offering convenience for healthcare professionals or those needing easy access to medical services.

Whether you're a first-time buyer, a couple, or looking to downsize, this delightful apartment offers a fantastic opportunity to enjoy easy living with the added benefit of outdoor space. Don't miss the chance to view this wonderful property!



Entrance Hall

Wooden entrance door to the front, wall mounted radiator, built-in storage cupboard, intercom system and doors to:

Bedroom 1

11'6" x 10'0" max (3.52m x 3.05m max)

Carpeted flooring, wall mounted radiator, double glazed window to the rear and a built-in storage cupboard.

Bathroom

5'5" x 6'6" max (1.67m x 1.99m max)

Vinyl tiled flooring, wall mounted radiator, low flush w.c., wash hand basin with mixer tap, tiled splashbacks, shaver point and bath with mixer tap and shower attachment.

Living/Kitchen Diner

22'8" x 11'7" max (6.92m x 3.54m max)

Laminate flooring, wall mounted radiator, double glazed window and door to the rear, range of wall, base and drawer units with work surfaces over, inset sink and drainer with mixer tap, electric fan oven, the hob will be replaced, cooker hood over, space for a fridge freezer and space and plumbing for a washing machine.

Outside

To the rear there is a private garden with a patio area having slate to the borders, fencing and walls to the boundaries, plants and shrubs to the boundaries.

There is a parking space (No. 3) to the rear and two visitor spaces.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

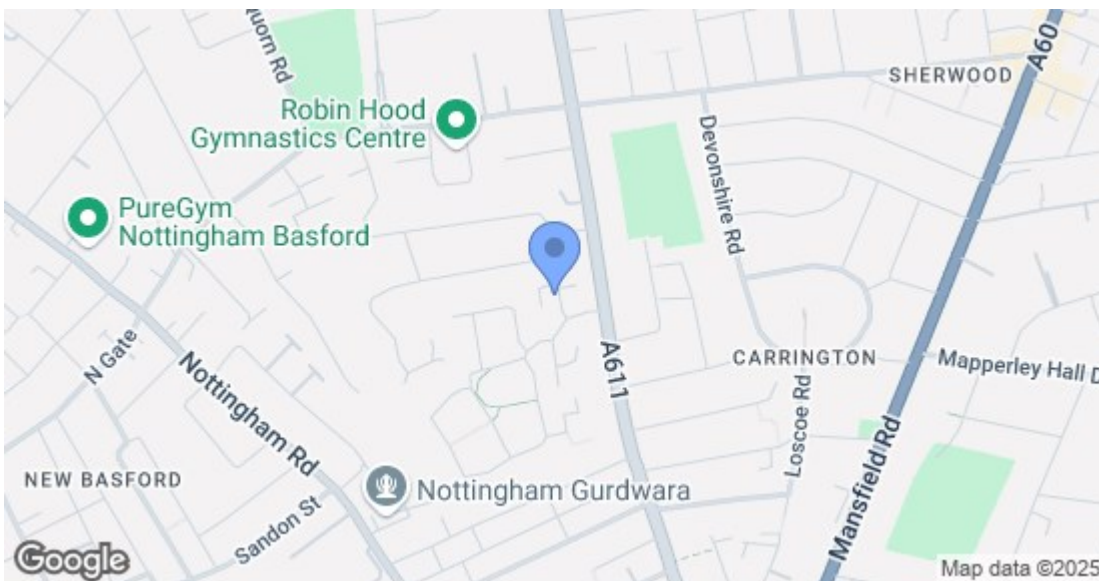
Any Legal Restrictions – No

Other Material Issues – No

Agents Notes

The property is leasehold with a 125 year lease which commenced 1st January 2002.





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