Robert Ellis

look no further. . .

Town Street,
Bramcote, Nottingham
NG9 3DP

£385,000 Leasehold

0115 922 0888

/robertellisestateagent

@robertellisea

A stunning three-bedroom apartment situated on the top floor of this elegant 19th Century Grade II listed building.

Originally constructed as a single dwelling, in approximately 1830, this fabulous building has now been converted into exclusive apartments which sit in beautifully manicured, communally landscaped gardens, with dedicated parking and secure electric gates.

In brief the internal accommodation comprises: entrance hall, spacious sitting room, kitchen diner, and three en-suite bedrooms.

This fabulous property retains much of it's original character and charm, yet is complemented throughout by quality modern fixtures and fittings, and also benefits from a stylish roof terrace with panoramic views of the surrounding area.

Offered to the market for the second time since its conversion, this excellent property truly is a rare opportunity, available to the market with the benefit of chain free vacant possession.

Seldom do properties of this character and quality come to the market in such a exclusive location, and therefore viewing is considered essential to fully appreciate this stunning apartment.

A panelled entrance door with fan light leads to the communal entrance hall.

Communal Entrance Hallway
Being of generous proportions, with tiled flooring and original staircase leading off to the first floor.

Entrance Hall
Panelled entrance door, intercom, radiator, fitted cupboard, stairs down to the kitchen, and stairs up to first floor level.

Sitting Room
17'3" x 14'6" (5.27m x 4.44m)
Radiator, fuel-effect gas fire with granite style hearth and flanking fitted cupboards and TV cabinet, sash window with secondary glazing.

Kitchen Diner
17'6" x 8'11" increasing to 12'1" (5.34m x 2.74 increasing to 3.70m)
With a recently re-fitted modern quality kitchen comprising ample wall and base units, quartz work surfacing with splashback, inset gas hob with air filter above, inset electric double oven and grill with warming drawer below, double sink with mixer tap, integrated dishwasher, fridge and freezer, concealed Baxi boiler, wooden sash window with secondary glazing, and radiator.

First Floor Landing
Radiator, and laundry cupboard with plumbing for a washing machine.

Bedroom One
21'4" x 16'4" maximum overall measurements (6.52m x 4.98m maximum overall measurements)
Feature Velux window, fitted wardrobes, and radiator.

En-Suite
10'6" x 5'5" (3.22m x 1.66m)
Pedestal wash-hand basin, with shaver point, WC, bath with shower off the taps, part tiled walls, wall mounted heated towel rail, extractor, and feature roof light.

Bedroom Two
14'1" x 13'10" maximum overall door measurements (4.31m x 4.24m maximum overall door measurements)
Two radiator, and two roof lights.

En-Suite
8'5" x 3'11" (2.59m x 1.20m)
WC, pedestal wash-hand basin with shaver point, double shower cubicle with mains controlled shower over, part tiled walls, wall mounted heated towel rail, and extractor fan.

Bedroom Three
13'1" x 9'1" (4m x 2.79m)
With window/patio doors.

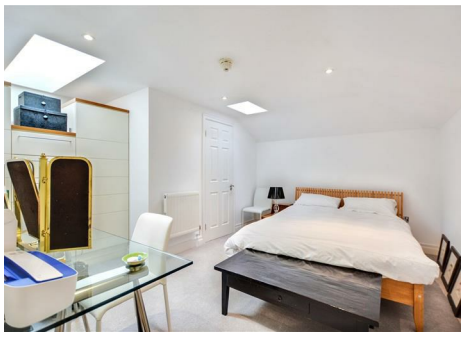
En-Suite
With modern fitments in white comprising: WC, wash-hand basin inset to vanity unit, with illuminated mirror above, shower cubicle with mains controlled shower over, extractor fan, and feature roof light.

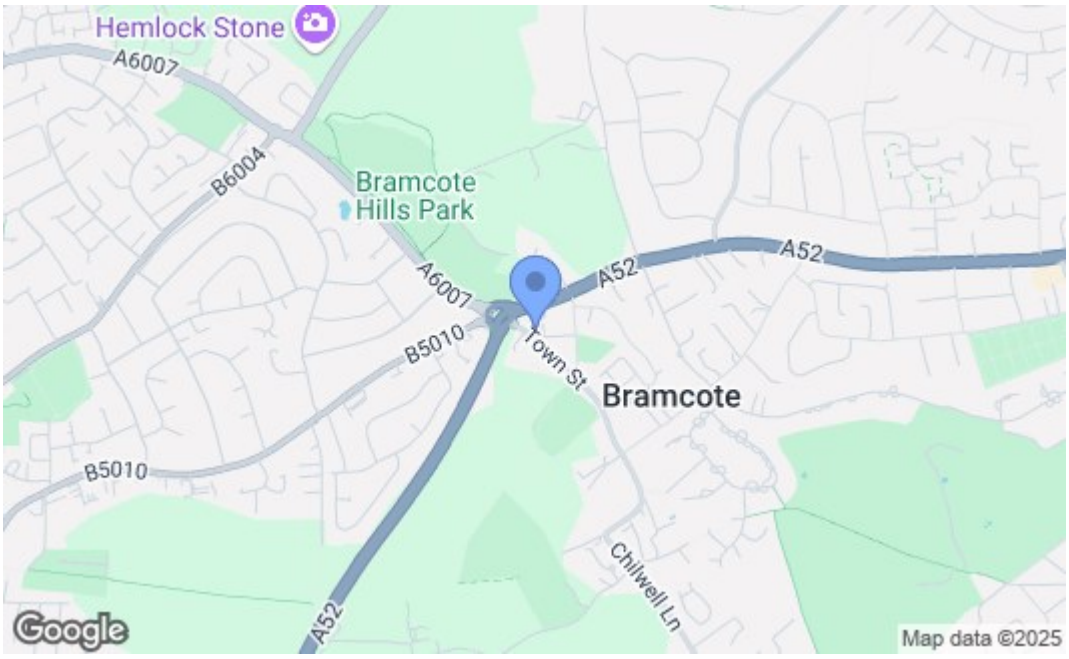
Roof Top Terrace
With decking, and railings, stunning panoramic views of the grounds of the grange and far beyond.

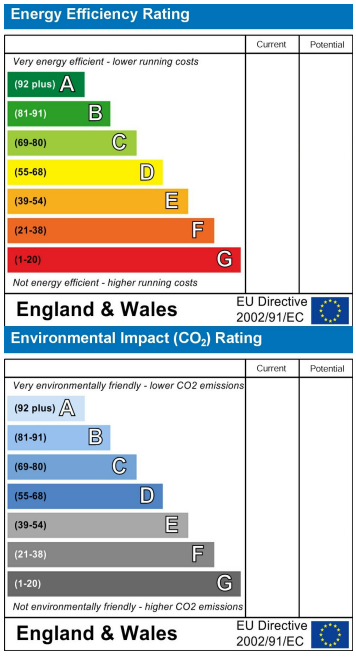
Outside
The property is approached via electric vehicle gates, with a pedestrian electric gate to the side, beyond which is a sweeping gravelled driveway with dedicated parking, and an established garden with various well stocked beds and borders, water feature and lawn.
To the rear the property has an extremely private and well manicured garden with a expansive lawns, mature shrubs, and trees.

Material Information:
Freehold - Grade II Listed
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: No dogs
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.







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