

Aeneas Court,  
Mansfield Road, Nottingham  
NG5 2BZ

**£140,000 Leasehold**





**\*\* GUIDE PRICE £130,000 - £140,000 \*\* PERFECT FOR FIRST TIME BUYERS AND INVESTORS \*\***

Robert Ellis Estate Agents are delighted to offer to the market this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT situated off Mansfield Road, Nottingham.

This property is ideally located within a stones throw away from Nottingham City Centre, local transport links coming in and out of the City, shops and restaurants.

In brief the property comprises of entrance hall, open plan lounge, dining area and kitchen, inner hallway, two double bedrooms ,shower room, ample storage cupboards and a balcony area.

The property benefits from a garage to the rear, permit parking and communal gardens.

This is the ideal home for a first time buyer or investor - Contact the office now to arrange your viewing before it is too late!



### Entrance Hallway

Entrance door leading into Entrance Hallway. Carpeted flooring. Wall mounted radiator. Ceiling light point. Intercom system. Built-in storage cupboards. Internal door with opaque windows to the side leading into Living Room

### Living Room

15'10" x 13'2" approx (4.83 x 4.02 approx)  
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Archway open through to Kitchen Diner. Internal door leading into Inner Hallway

### Kitchen Diner

14'9" x 9'2" approx (4.52 x 2.80 approx)  
Double glazed window and door to the front elevation leading to Balcony. Carpeted and Lino flooring. Tiled splash backs. Wall mounted radiator. Coving to the ceiling. Range of fitted wall and base units incorporating work surface above. Stainless steel sink and drainer unit with hot and cold taps. Induction hob with extractor unit above. Integrated electric oven. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine

### Inner Hallway

Carpeted flooring. Ceiling light point. Built-in storage cupboard. Internal doors leading into Living Room, Bedroom 1, 2 and Shower Room

### Bedroom 1

10'11" x 12'0" approx (3.33 x 3.66 approx)  
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Wall mounted combination boiler

### Bedroom 2

9'5" x 11'11" approx (2.88 x 3.65 approx)  
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard

### Shower Room

Carpeted flooring. Tiled splash backs. Recessed spotlights to ceiling. 3 piece suite comprising of a walk-in shower

enclosure with electric shower unit above, pedestal hand wash basin with hot and cold taps and a low level flush WC

### Outside of Property

The property benefits from a garage, permit parking and communal gardens

### Council Tax

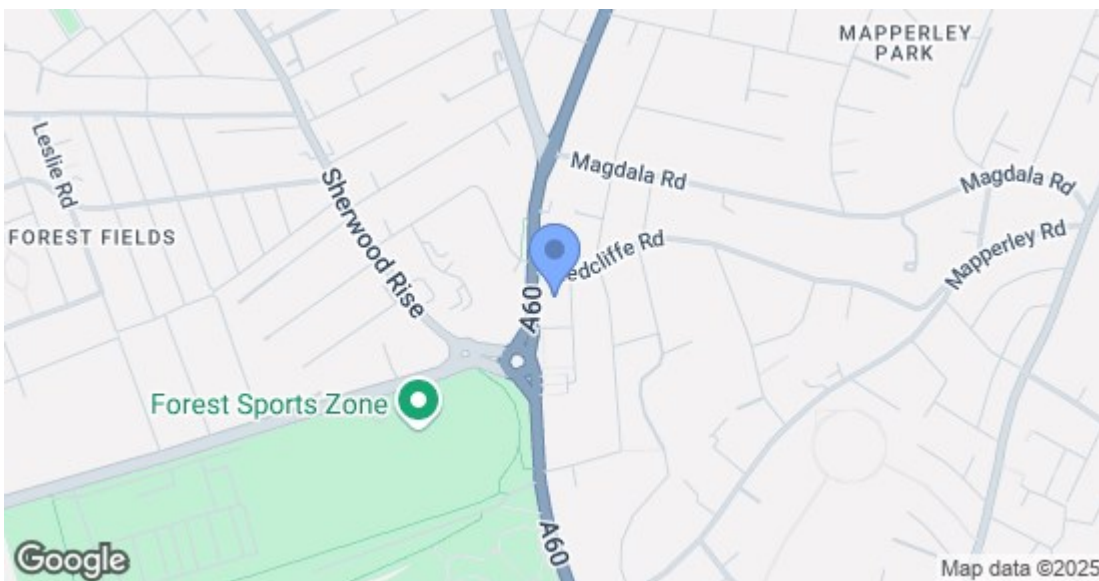
Local Authority Nottingham  
Council Tax band B

### Agents Notes: Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 17mbps Superfast 80mbps  
Phone Signal – 02, Vodafone  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – 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			
(81-91) B		77	78
(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	

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.