



Western Boulevard,  
Aspley, Nottingham  
NG8 5FG

**£70,000 Leasehold**





Robert Ellis are pleased to present this well-maintained and conveniently located one-bedroom first-floor apartment, ideal for first-time buyers, investors, or those looking to downsize. Situated on the popular Western Boulevard, NG8, this property benefits from excellent transport links, nearby amenities, and access to both front and rear communal gardens.

Accessed via a private side entrance on the ground floor, stairs lead up to a bright landing. At the rear right-hand side of the property, you'll find a modern three-piece bathroom suite which also cleverly doubles as a utility space—complete with a fitted washing machine.

The spacious double bedroom is located to the rear left of the apartment and features a handy built-in storage cupboard, offering practical living space. At the front of the property, the open-plan lounge, kitchen, and dining area is a welcoming, flexible space ideal for modern lifestyles. The kitchen is equipped with an integrated gas oven, hob, and ample preparation space.

With its smart layout, great location, and access to shared outdoor areas, this apartment makes a fantastic home or investment opportunity. Viewing is highly recommended to fully appreciate what's on offer.





## Outside

Communal lawned front garden for ground floor and first floor apartments, hedged boundaries.

## Entrance Lobby

Composite entrance door to the side elevation, carpeted staircase leading to the hallway.

## Hallway

Carpeted flooring, loft access hatch, doors leading off to:

## Open Plan Kitchen Living

9'8" x 17'7" approx (2.962 x 5.374 approx)

Two double glazed windows to the front elevation, electric fireplace, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and point for a freestanding fridge freezer, integrated oven with four ring gas hob over and extractor hood above.

## Shower Room

7'7" x 6'7" approx (2.330 x 2.007 approx)

Space and plumbing for a washing machine, shower enclosure with a mains fed shower above, wash hand basin with mixer tap, WC, double glazed window to the rear elevation, wall mounted radiator.

## Bedroom

10'0" x 9'7" approx (3.060 x 2.937 approx)

Double glazed window to the rear elevation, wall mounted radiator, storage cupboard housing the baxi combination boiler.

## Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 9mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

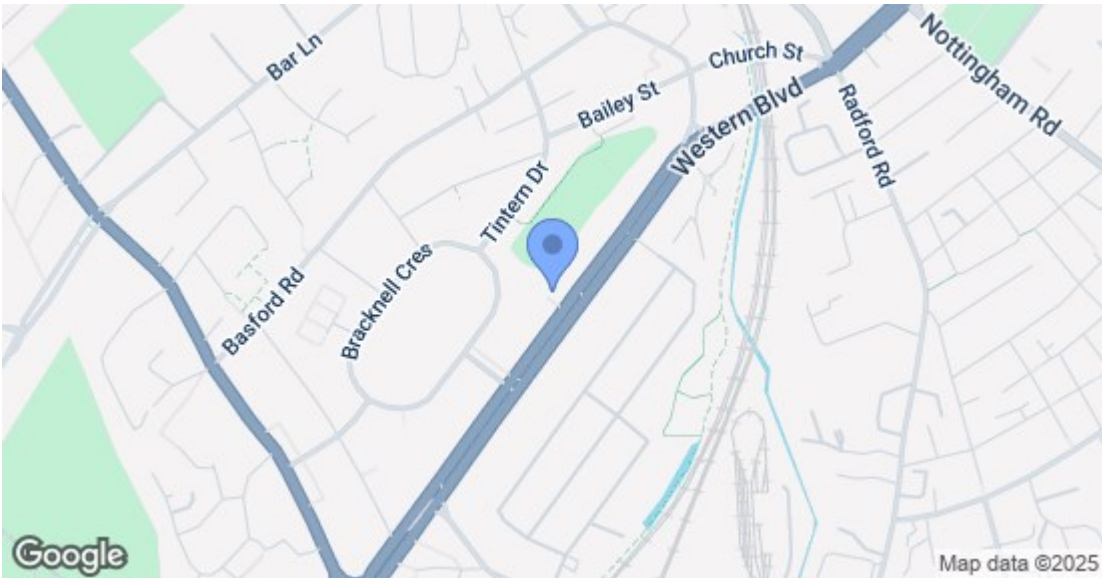
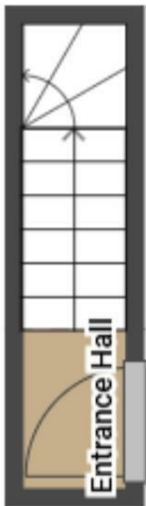
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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