

Robert Ellis

look no further...



Raleigh Street,
, Nottingham
NG7 4HR

£135,000 Leasehold

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MODERN TWO BEDROOM APARTMENT – CITY CENTRE LOCATION – GATED PARKING

Robert Ellis are delighted to present this superb second-floor two-bedroom apartment, located in the sought-after Portland Square development, just minutes from Nottingham City Centre, Nottingham Trent University, and the tram network. The Arboretum—a beautiful botanical garden perfect for walks and summer outings—is right at the end of Portland Road.

The accommodation comprises an entrance hallway with a built-in storage cupboard, a bright and spacious open-plan living area, and a modern kitchen featuring a breakfast bar and floor-to-ceiling windows that offer stunning views towards the Arboretum. There are two double bedrooms and a stylish bathroom. The apartment also benefits from an allocated gated parking space.

Ideal for first-time buyers or buy-to-let investors, this apartment is within walking distance of the city centre's vibrant amenities, including gyms, theatres, cinemas, concert venues, and Nottingham's premier shopping areas. Bus and tram links nearby offer direct routes to the University of Nottingham, the train station, and supermarkets.

Combining a friendly neighbourhood feel with the energy of city living, this is a fantastic opportunity in a prime location. Viewing is highly recommended.



Entrance Hallway

12'3 x 12'6 approx (3.73m x 3.81m approx)

Secure entrance door to the front elevation leading into the entrance hallway comprising laminate floor covering, ceiling light point, built-in storage cupboard providing useful additional storage space, opening leading through to open plan lounge dining kitchen, doors leading off to:

Family Bathroom

7' x 8'4 approx (2.13m x 2.54m approx)

Modern white three piece suite comprising panelled bath with mixer shower attachment over, low level flush WC, vanity wash hand basin, tiled splashbacks, tiling to the floor, ceiling light point, extractor unit, chrome heated towel rail, glazed block wall providing natural daylight into the bathroom.

Bedroom Two

9'8 x 10'4 approx (2.95m x 3.15m approx)

Double glazed window to the front elevation with picturesque views over Nottingham, laminate floor covering, wall light point, wall mounted radiator, glazed block wall.

Bedroom One

13' x 9'8 approx (3.96m x 2.95m approx)

Double glazed full height window to the side elevation, laminate floor covering, wall mounted radiator, wall light points.

Open Plan Lounge Dining Kitchen

12'6 x 21'1 approx (3.81m x 6.43m approx)

Laminate floor covering, wall light points, ceiling light point, wall mounted double radiator, a range of matching wall and base units with laminate worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring hob over and stainless steel extractor hood above, stainless steel splashback, tiled splashbacks, space and plumbing for automatic washing machine, space and point for freestanding fridge freezer, space and point for tumble dryer, full height double glazed window to the rear elevation with picturesque views over Nottingham, built-in storage cupboard housing gas central heating boiler, secure communal door entry system.

Outside

Car parking with allocated parking space, secure communal entrance doorway.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 17mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

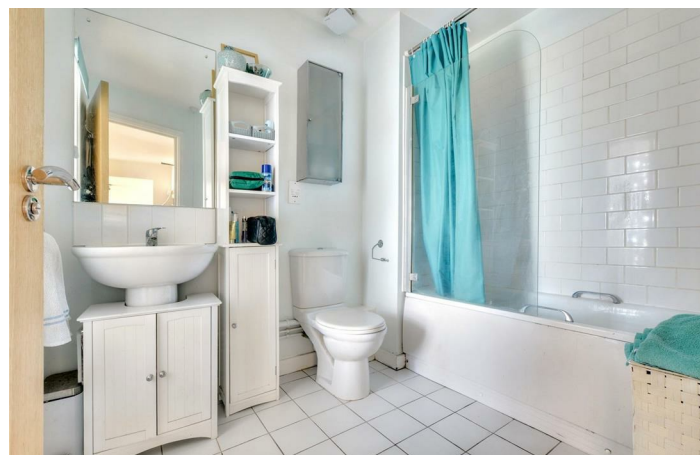
Flood Risk: No flooding in the past 5 years

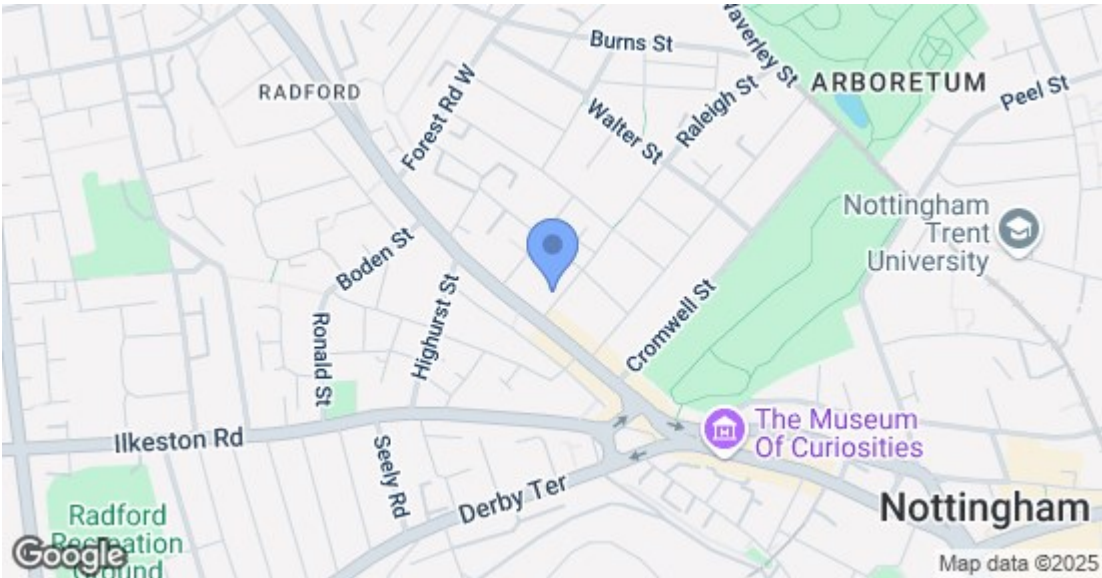
Flood Defences: No

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	73	77
(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.