

# Robert Ellis

*look no further...*



Ashburnham Avenue,  
Lenton, Nottingham  
NG7 1QD

**£165,000 Leasehold**

0115 922 0888



/robertellisestateagent



@robertellisea



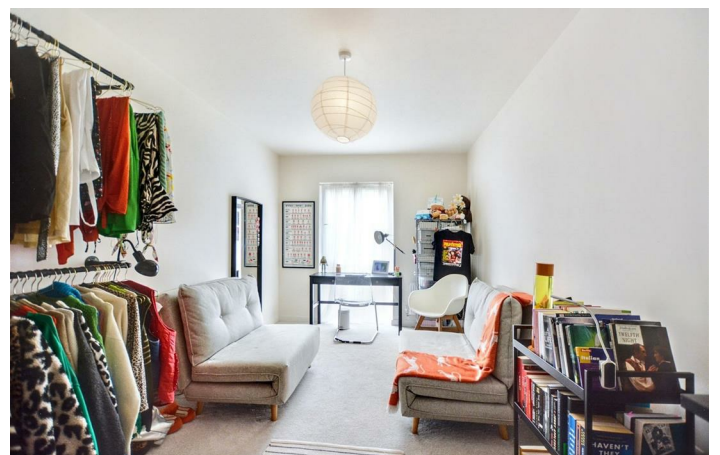


Welcome to this modern flat located on Ashburnham Avenue in the vibrant area of Lenton, Nottingham. Built in 2020, this property offers a contemporary living experience, perfect for those seeking comfort and convenience.

The flat features a spacious reception room, ideal for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or professionals looking for a comfortable home. The bathroom is designed with modern fixtures, ensuring a pleasant and functional space for your daily routines.

One of the key advantages of this property is the dedicated parking space for one vehicle, a valuable asset in this bustling area. Lenton is known for its lively atmosphere, with a variety of local amenities, shops, and eateries just a short distance away. The flat's location also provides easy access to public transport, making it convenient for commuting to Nottingham city centre and beyond.

This property is an excellent opportunity for first-time buyers or investors looking to add to their portfolio. With its modern design and prime location, it is sure to attract interest. Do not miss the chance to make this delightful flat your new home.



### Entrance Hall

Entrance door, UPVC double glazed window, radiator, large cloakroom/store cupboard, and doors to the bathroom, two-double bedrooms and kitchen living diner.

### Kitchen Living Diner

17'8" x 16'4" (5.4m x 5m )

A light and airy open plan space with UPVC double glazed windows to both sides, radiator, carpet in the lounge area, laminate flooring in the kitchen area, UPVC double glazed French doors with flanking windows, a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and aluminium splashback, and extractor fan over, integrated fridge freezer, dishwasher and washing machine, and spotlights to ceiling.

### Bedroom One

12'2" x 10'8" (3.72m x 3.27m )

A carpeted double bedroom with UPVC double glazed window and radiator.

### Bedroom Two

16'4" x 9'0" (4.98m x 2.75m )

A carpeted double bedroom with UPVC double glazed window and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, laminate flooring, tiled splashback, radiator, UPVC double glazed window, and extractor fan.

### Outside

Outside the property benefits from a designated parking space and an additional visiting parking space.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

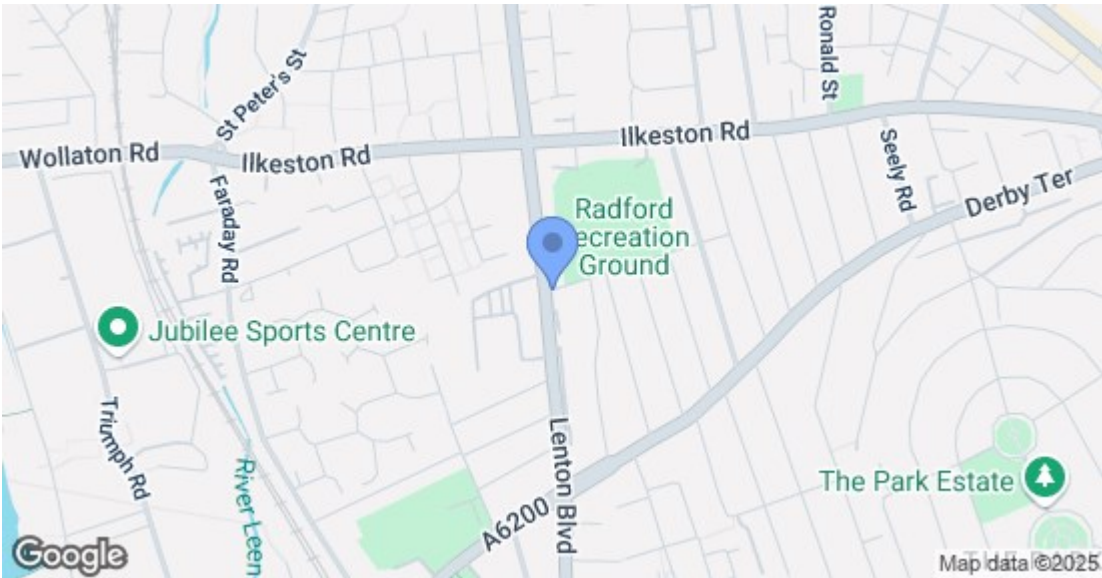
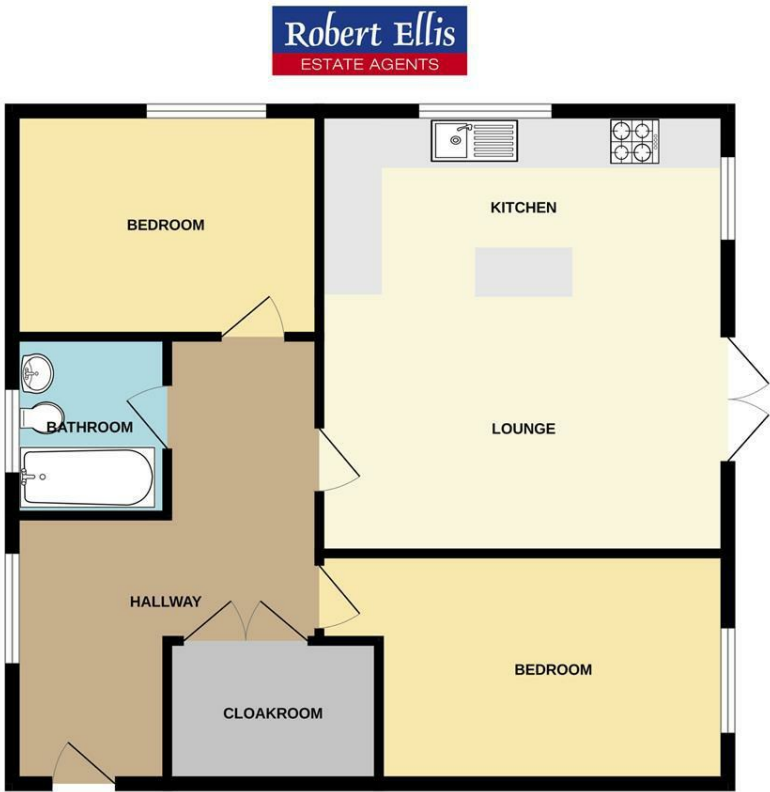
Has the Property Flooded?: No

### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.