



**Weightman Avenue  
Gedling, Nottingham NG4 4LX**

A IMMACULATE TWO BEDROOM  
APARTMENT SITUATED IN GEDLING,  
NOTTINGHAM

**Guide Price £165,000 Leasehold**



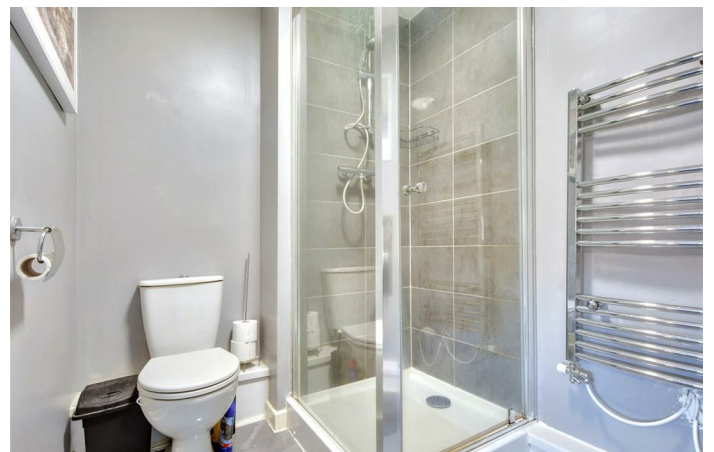
**\*\*Guide Price £165,000 -£175,000\*\*CALLING ALL FIRST-TIME BUYERS & INVESTORS! \*\***

Robert Ellis Estate Agents are proud to offer to the market this IMMACULATE TWO-BEDROOM TOP FLOOR APARTMENT SITUATED IN GEDLING, NOTTINGHAM. The apartment is located within the Chase Farm development.

A well-presented, two-bedroom apartment, in a purpose-built apartment building within this extremely popular modern development. The property is close to excellent transport links with a regular bus service too. There are a range of shops close by as well as a vibrant social scene along nearby Mapperley Top, where you will find a diverse range of bars, restaurants, cafes and gyms and a golf course. Gedling Country Park is also almost on your doorstep.

In brief, the modern and stylish accommodation comprises a communal entrance and stairs leading to the Fourth-floor landing. The reception cloakroom, inner reception hallway, Fitted Kitchen which is open through to the Living room with 2 Juliet balconies,, principal bedroom with En-suite, second bedroom and modern bathroom complete the accommodation. To the outside, there is an allocated parking space.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and CONDITION of this FANTASTIC OPPORTUNITY- Contact the office before it is too late!



### Entrance Hallway

Laminate flooring. Intercom photo system. Wall mounted radiator. Ceiling light point. Loft access hatch. Built-in storage cupboard providing useful additional storage space.

### Kitchen Diner

16'9 x 19'4 approx (5.11m x 5.89m approx)

This open plan Kitchen Diner benefits from having two double glazed French door Juliet balconies to both the side and front elevation. Feature grey laminate flooring. Wall mounted double radiators. Ceiling light points. Range of contemporary wall base and drawers units incorporating laminate worksurfaces above. Stainless steel 1.5 bowl sink with dual heat tap above. Integrated oven with 4 ring stainless steel gas hob above with stainless steel splashback and extractor unit above. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Ample space for both seating and dining table. Extractor unit

### Bedroom 1

13' x 12'2 approx (3.96m x 3.71m approx)

UPVC double glazed window to the side elevation. Wall mounted radiator. Ceiling light point. Internal panel door leading to En-Suite Shower Room

### En-Suite Shower Room

5'10 x 8' approx (1.78m x 2.44m approx)

Marble effect flooring. Tiled splashbacks. Wall mounted chrome heated radiator. Ceiling light point. Extractor unit. Modern 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal wash hand basin and a low level flush WC

### Bedroom 2

10'4 x 8'10 approx (3.15m x 2.69m approx)

UPVC double glazed window to the side elevation. Wall mounted radiator. Ceiling light point

### Family Bathroom

10'2 x 5' approx (3.10m x 1.52m approx)

Laminate flooring. Ceiling light point. Extractor unit. Modern 3 piece suite comprising of a panel bath, pedestal wash hand basin and a low level flush WC

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

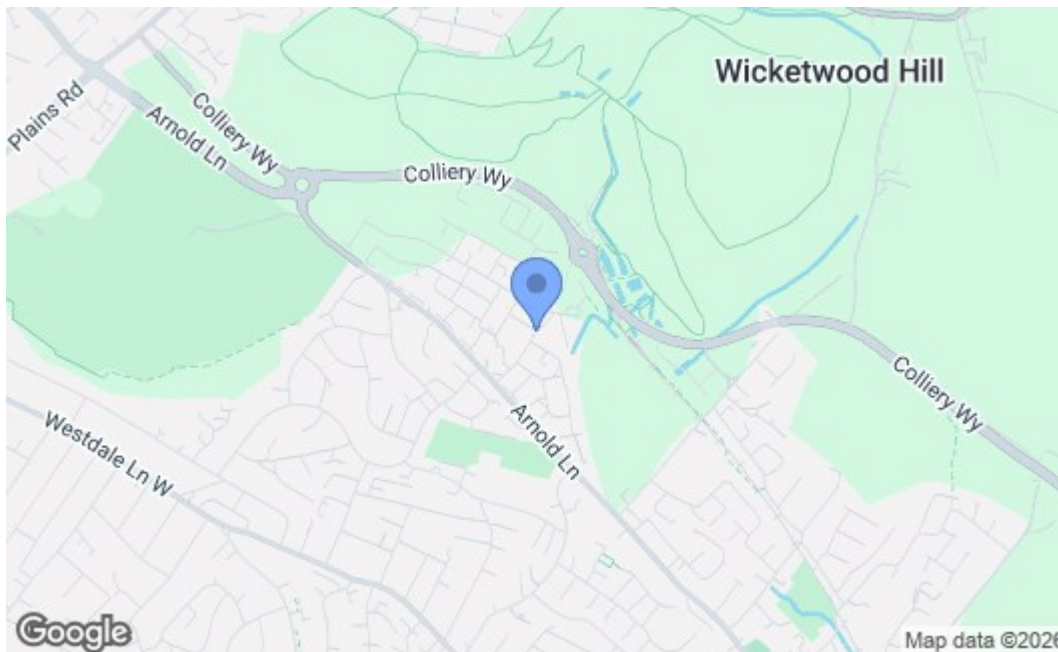
Flood Defences: No

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		84	84
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.