



**Villiers Road  
Woodthorpe, Nottingham NG5 4FP**

**Asking Price £175,000 Leasehold**

A WELL PRESENTED TWO BEDROOM  
APARTMENT FOR SALE IN WOODTHORPE!



Situated in the desirable area of Woodthorpe, Nottingham, this two-bedroom ground floor apartment offers an ideal blend of comfort and convenience. Located directly opposite Woodthorpe Park, it provides immediate access to beautiful green space while also being within walking distance of Sherwood's vibrant shops, cafés, and amenities. The property is perfectly positioned close to local schools and excellent transport links, making it suitable for commuters, small families, or those seeking a well-connected home in a popular residential area.

The apartment features an entrance hall, two handy storage cupboards, a spacious open-plan living/kitchen/diner, two well-proportioned bedrooms, and a modern bathroom. Externally, the property benefits from an allocated parking space and access to a communal garden. With its fantastic location and well-designed layout, this is an opportunity not to be missed.



## Entrance Hallway

Wooden entrance door to the front giving access to the entrance hallway comprising laminate flooring, wall mounted radiator, recessed spotlights to the ceiling, intercom system, storage cupboard, doors leading off to:

## Utility Store

Housing the boiler, space and plumbing for a washing machine.

## Bathroom

7'39 x 5'01 approx (2.13m x 1.55m approx)

Tiled flooring, tiled splashbacks, vanity wash hand basin with mixer tap, bath with mixer tap and mains fed shower over, recessed spotlights to the ceiling, WC, heated towel rail.

## Bedroom One

9'11 x 12'42 approx (3.02m x 3.66m approx)

Built-in wardrobes, UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

## Bedroom Two

8'13 x 12'51 approx (2.44m x 3.66m approx)

Built-in wardrobes, UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Currently utilised as a dining room this versatile space can be adjusted to meet the buyers needs and requirements.

## Living Kitchen Diner

16'81 x 15'36 approx (4.88m x 4.57m approx)

Laminate flooring, UPVC double glazed French doors leading to the garden space, UPVC double glazed window to the side elevation, wall mounted radiator, TV point, a range of wall and base units with worksurfaces over incorporating a matte black sink and drainer unit with mixer tap, recessed spotlights to the ceiling, electric oven with four ring induction hob over and extractor hood above, space and point for a fridge and freezer, space and plumbing for a slimline dishwasher.

## Front of Property

To the front of the property there is a parking space for the property.

## Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

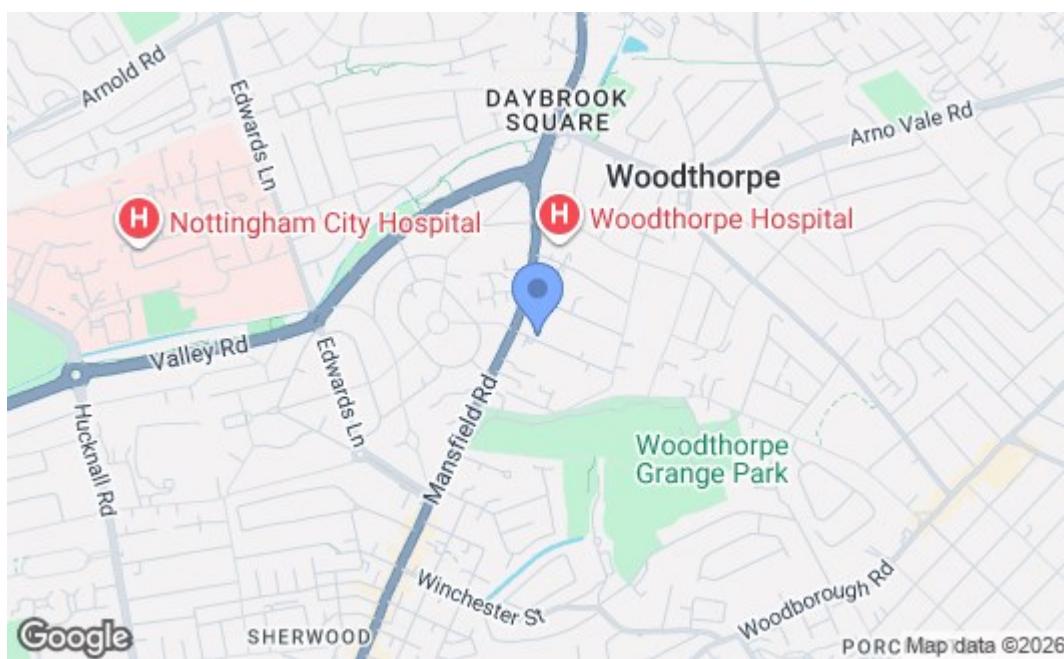
Flood Defences: No

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.