



56 Haydn Road
Nottingham NG5 2JU

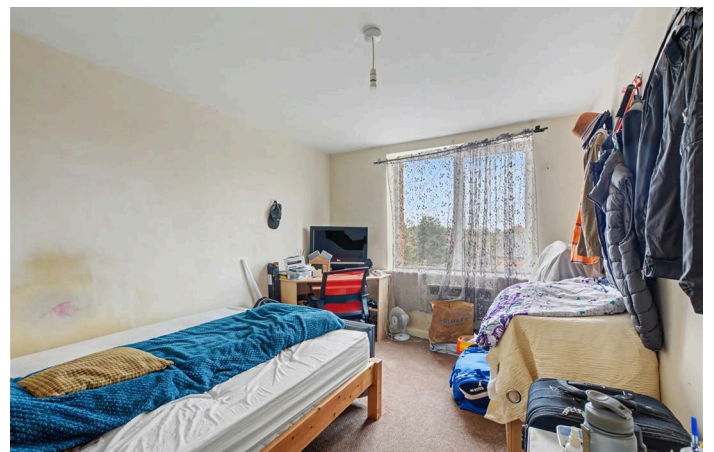
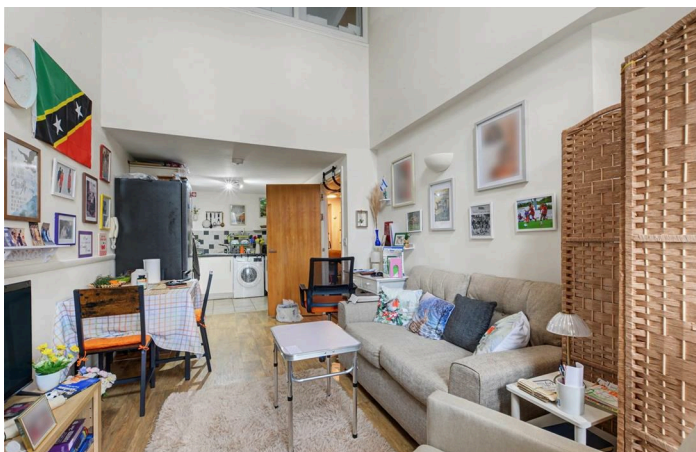
A THREE BEDROOM DUPLEX APARTMENT
FOR SALE WITH TENANT IN SITU!

Offers In The Region Of £170,000 Leasehold



Robert Ellis Estate Agents are pleased to offer this well presented three bedroom duplex apartment in the popular area of Sherwood, being sold with a tenant in situ, making it an excellent opportunity for investors. The property is conveniently located close to a wide range of shops, cafés, restaurants and amenities, with excellent transport links into Nottingham City Centre.

Arranged over two floors, the lower level comprises an entrance hall, WC, a bedroom, and a spacious open-plan lounge/kitchen/diner, creating a bright and flexible living space. The upper floor offers two generous double bedrooms, dressing room and three piece bathroom suite. Externally, the apartment benefits from well maintained communal areas and allocated parking, providing practical, low-maintenance living in a vibrant area of Sherwood.



Entrance Hallway

Wooden entrance door, carpeted flooring, storage cupboard, doors leading off to:

Bedroom Three

13'22 x 8'36 approx (3.96m x 2.44m approx)
Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

Living Kitchen

9'11 x 25'88 approx (3.02m x 7.62m approx)
UPVC double glazed window to the front elevation, electric storage heater, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, oven with induction hob over and extractor hood above, integrated fridge freezer.

WC

4'31 x 5'44 approx (1.22m x 1.52m approx)
WC, handwash basin.

First Floor Landing

Carpeted flooring, doors leading off to:

Bathroom

5'07 x 7'12 approx (1.70m x 2.13m approx)
Tiled flooring, tiled splashbacks, WC, handwash basin, bath with mains fed shower, shaver point.

Bedroom Two

8'78 x 12'73 approx (2.44m x 3.66m approx)
Carpeted flooring, windows looking into living kitchen, door to storage, electric storage heater.

Storage

8'39 x 5'19 approx (2.44m x 1.52m approx)
Carpeted flooring, UPVC sliding door to Juliet balcony, electric storage heater.

Bedroom One

13'40 x 8'67 approx (3.96m x 2.44m approx)
UPVC double glazed window to the front elevation, electric storage heater, carpeted flooring.

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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

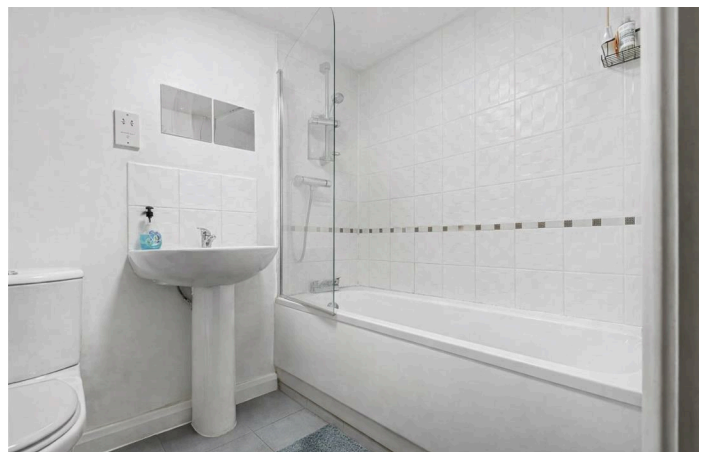
Flood Risk: No flooding in the past 5 years

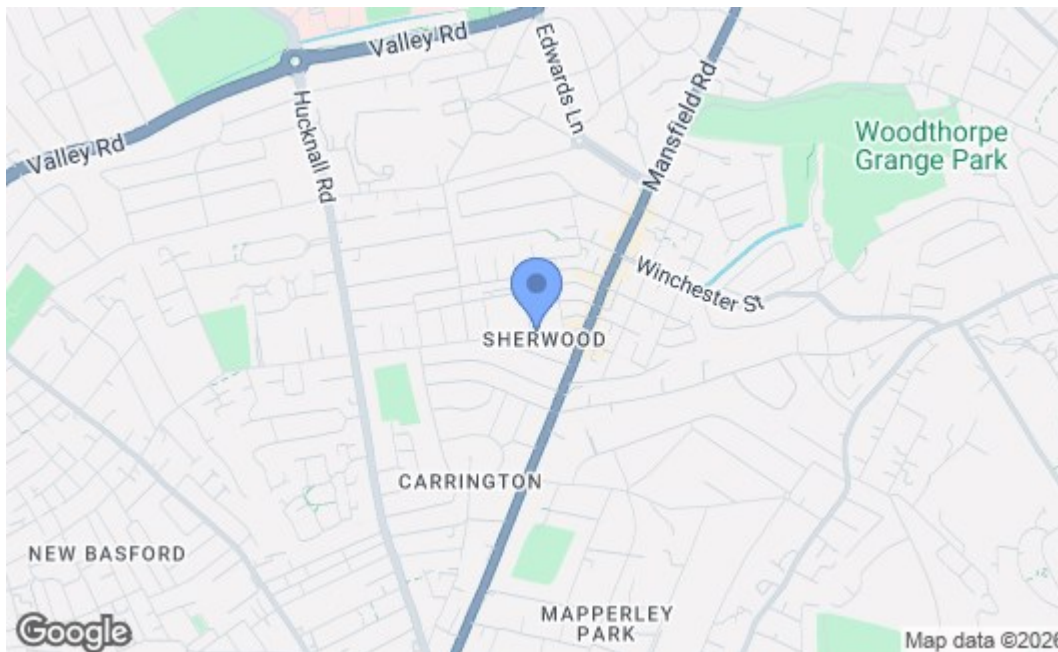
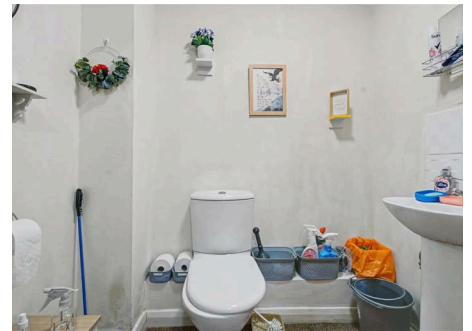
Flood Defences: No

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			
(69-80) C		76	80
(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 (CO₂) Rating			
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.