



**Howard Court**  
**Walter Street, Nottingham NG7 4GD**

A WELL PRESENTED TWO BEDROOM TOP  
FLOOR APARTMENT

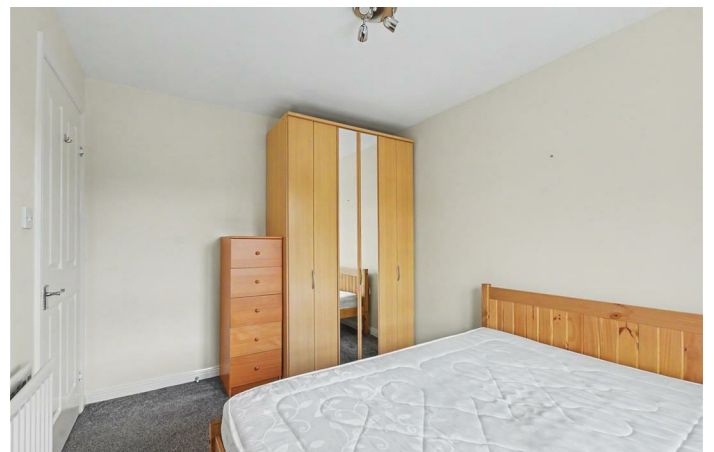
**Offers In The Region Of £135,000 Leasehold - Share of Freehold**



Robert Ellis Estate Agents are delighted to offer to the market this spacious and well-presented two bedroom top floor apartment, ideally situated within the popular and convenient location of Walter Street, Nottingham. Perfectly suited to first-time buyers, professionals, or investors, this attractive property provides modern accommodation throughout and is within easy reach of Nottingham City Centre, Nottingham Trent University, local amenities, and excellent transport links.

The apartment briefly comprises an entrance hallway with useful storage, a bright and airy lounge diner with large windows allowing plenty of natural light and views towards the city. As well as a fitted kitchen offering a range of wall and base units, integrated oven with gas hob, and space for additional appliances. There are two well-proportioned bedrooms and a contemporary bathroom fitted with a mains-fed shower over the bath.

Further benefits include UPVC double glazing, gas central heating, secure gated access to allocated and visitor parking.



### Entrance Porch

Entrance door, carpeted flooring, door leading through to the entrance hallway.

### Entrance Hallway

Carpeted flooring, access to the loft, wall mounted radiator, two storage cupboards, doors leading off to:

### Kitchen

8'49 x 8'35 approx (2.44m x 2.44m approx)

Vinyl flooring, UPVC double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, integrated oven with gas hob over and extractor hood above, tiled splashbacks, space and point for a fridge freezer, wall mounted radiator.

### Bathroom

Tiled flooring, tiled splashbacks, handwash basin with separate hot and cold taps, bath with mains fed shower over, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, WC, wall mounted radiator.

### Bedroom One

11'03 x 8'49 approx (3.43m x 2.44m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

### Bedroom Two

9'12 x 7'32 approx (2.74m x 2.13m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

### Lounge Diner

14'6 x 10'66 approx (4.42m x 3.05m approx)

UPVC double glazed window to the front elevation, two wall mounted radiators, carpeted flooring.

### Outside

Allocated and visitor parking for the property, permit parking to the road available.

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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

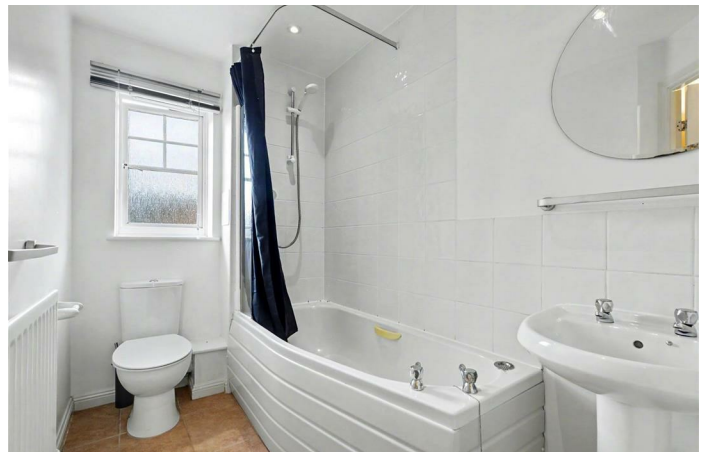
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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	
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			
<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.