



Gregory Court,
Lenton, Nottingham
NG7 2LH

£165,000 Leasehold



A TWO BEDROOM FIRST FLOOR MAISONETTE POSITIONED IN THE HEART OF LENTON, CLOSE TO THE UNIVERSITY OF NOTTINGHAM, QUEENS MEDICAL CENTRE AND EXCELLENT TRANSPORT LINKS.

Robert Ellis are pleased to bring to the market this well proportioned two bedroom first floor maisonette, situated within the ever popular and highly convenient Lenton area of Nottingham.

The property offers spacious accommodation which would suit a wide range of buyers, from those looking to take their first step onto the property ladder, to investors searching for a well placed rental property close to major local employers, the University of Nottingham and Queens Medical Centre. Gregory Court is also well positioned for access to Nottingham city centre, the A52, A6514 and regular public transport services.

The accommodation is entered through a ground floor entrance hallway with stairs rising to the first floor. The first floor landing provides access to the main living accommodation, including a spacious lounge diner with a window to the front elevation, a refitted kitchen with space for dining, two bedrooms and a modern bathroom.

The kitchen is fitted with a range of matching wall and base units, work surfaces, tiled splashbacks, stainless steel sink, integrated oven, ceramic hob and extractor, along with space and plumbing for a washing machine and space for a freestanding fridge freezer. There is also room for a dining table, making this a practical and sociable kitchen space. The bathroom is fitted with a modern three piece suite comprising a P-shaped bath with mains fed rainfall shower over, vanity wash hand basin and low level WC.

Both bedrooms are well proportioned, with bedroom one positioned to the rear and bedroom two to the front. The property also benefits from UPVC double glazing, gas central heating and useful built-in storage.

Outside, there is a shared driveway leading to the garage, which benefits from light, power and an up and over door. There is also a garden area positioned to the front of the maisonette.

Being sold as a leasehold property and positioned in such a convenient location, this is a home which must be viewed to be fully appreciated. An ideal first time buy or investment opportunity.



Entrance Hallway

12'1" x 10'4" approx (3.68m x 3.15m approx)

UPVC glazed entrance door, staircase leading to the first floor landing.

First Floor Landing

UPVC double glazed window to the side elevation, coving to the ceiling, ceiling light point, loft access hatch, wall mounted radiator, panelled doors leading off to:

Fitted Kitchen

10'3" x 11'11" approx (3.12m x 3.63m approx)

This refitted kitchen benefits from having a range of matching wall and base units incorporating laminate worksurfaces over, tiled splashbacks, UPVC double glazed window to the rear elevation, wall mounted radiator, stainless steel sink with mixer tap, space and plumbing for a washing machine, integrated oven with ceramic hob over and extractor hood above, space and point for a freestanding fridge freezer, linoleum floor covering, airing cupboard housing Glow-worm gas central heating boiler providing hot water and central heating to the property, space for a dining table, coving to the ceiling, recessed spotlights to the ceiling.

Bedroom One

10'7" x 13'07" approx (3.23m x 4.14m approx)

UPVC double glazed window to the rear elevation, ceiling light point, coving to the ceiling, built-in wardrobes, wall mounted radiator.

Bathroom

7'9" x 7' approx (2.36m x 2.13m approx)

Three piece suite comprising modern P-shaped panelled bath with mains fed rain fall shower over, vanity wash hand basin with storage cupboards below, low level flush WC, chrome heated towel rail, UPVC double glazed window to the side elevation, shaver point, recessed spotlights to the ceiling, additional storage cupboard, linoleum floor covering.

Bedroom Two

11'2" x 8'11" approx (3.40m x 2.72m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes.

Lounge Diner

10'5" x 18'7" approx (3.18m x 5.66m approx)

Open plan lounge diner benefitting from a UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, coving to the ceiling, laminate flooring, wall mounted double radiator.

Outside

Shared driveway leading to garage.

Garden to the front of the maisonette.

Garage

17'07" x 8' approx (5.36m x 2.44m approx)

Light and power, up and over door to the front elevation.

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

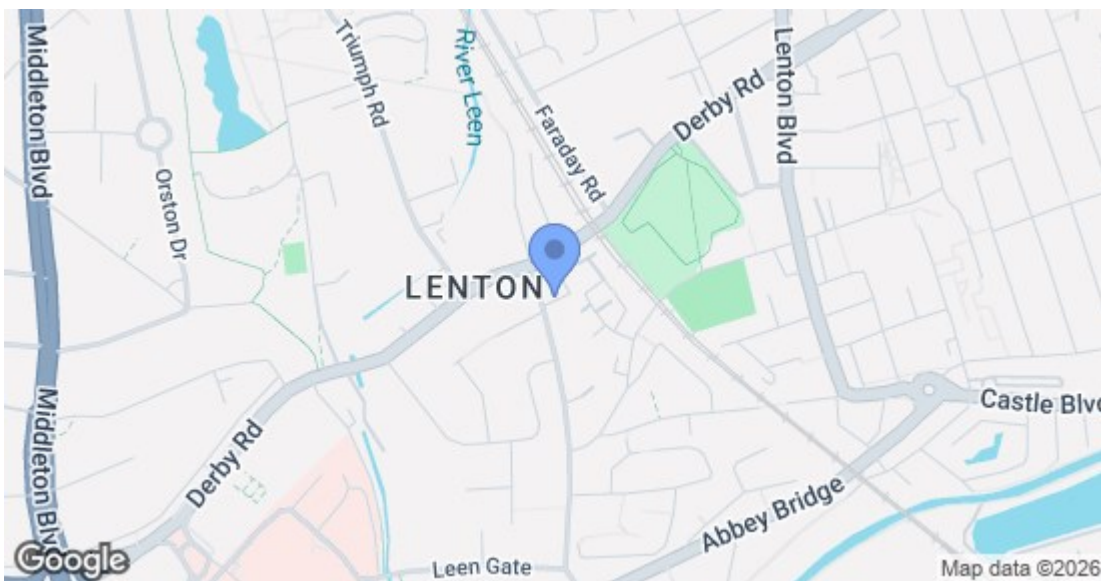
Flood Defences: No

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			
(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 ₂) Rating		Current	Potential
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.