

**Spring Gardens  
Nottingham NG8 4JN**

**TWO BEDROOM TOP FLOOR APARTMENT  
WITH PARKING**

**Guide Price £135,000 - £140,000 Leasehold**



\*\*\*GUIDE PRICE £135,00 - £140,000\*\*\*

Robert Ellis are pleased to bring to the market this well-presented two bedroom apartment, positioned within a popular residential development on Spring Gardens, Nottingham.

The property offers spacious accommodation throughout and would make an ideal first time buy, downsize or investment opportunity. The accommodation is accessed via a secure communal entrance hallway, with the apartment itself opening into a generous entrance hallway with intercom system, loft access hatch, airing cupboard and further storage cupboard.

The living room is a good size and benefits from UPVC double glazed French doors incorporating a Juliet balcony to the front elevation, allowing plenty of natural light into the room. The dining kitchen is an L-shaped space fitted with a range of matching wall and base units, laminate work surfaces, 1.5 bowl sink with swan neck mixer tap, integrated Hotpoint oven, four ring gas hob, extractor hood, integrated washing machine, space for dishwasher and fridge freezer, LVT flooring and dining space.

There are two bedrooms, with bedroom one benefiting from built-in wardrobes, while bedroom two enjoys a front-facing window overlooking neighbouring fields. The bathroom is fitted with a three piece suite comprising panelled bath with mixer shower attachment over, pedestal wash hand basin and low level flush WC.

Outside, the development benefits from a rear car park with allocated parking spaces and additional visitor parking.

Spring Gardens is conveniently positioned for access to local shops, schools, transport links and nearby open green space, making this a fantastic opportunity for buyers looking for a well-proportioned apartment in a convenient Nottingham location.



### Entrance Hallway

14'3 x 4'10 approx (4.34m x 1.47m approx)

Intercom system, Loft access hatch, airing cupboard, storage cupboard, panelled doors leading off too:

### Bathroom

7'06 x 5'07 approx (2.29m x 1.70m approx)

Three piece suite comprising panelled bath with mixer shower attachment over, pedestal wash hand basin, low level flush WC, tiled splashbacks, UPVC double glazed window to the rear elevation, extractor fan, ceiling light point, wall mounted radiator, linoleum floor covering.

### Bedroom Two

12' x 8'8 approx (3.66m x 2.64m approx)

UPVC double glazed window to the front elevation overlooking the neighbouring fields, ceiling light point, wall mounted radiator.

### Bedroom One

13'2 x 12'2 (to face of wardrobes) approx (4.01m x 3.71m (to face of wardrobes) approx)

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

### Living Room

12'6 x 14'05 approx (3.81m x 4.39m approx)

UPVC double glazed French days incorporating a Juliet balcony to the front elevation, ceiling light point, wall mounted radiator.

### Dining Kitchen

17'04 x 8'7 approx (5.28m x 2.62m approx)

This L-Shaped dining kitchen benefits from having a range of matching wall and base units incorporating laminate worksurfaces over, 1.5 bowl sink with modern swan neck mixer tap over, integrated Hotpoint oven with four ring gas hob over and extractor hood above, space and plumbing for a dishwasher, space and point for a fridge freezer, ceiling light point, wall mounted radiator, dining space, LVT flooring, ample storage cabinets, Ideal gas central heating combination boiler housed within a matching cabinet, tiled splashbacks, integrated washing machine, UPVC double glazed window to the rear elevation.

### Outside

Carpark to the rear elevation with allocated parking spaces including further visitor spaces.

Secure communal entry door to the communal entrance hallway.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Broxtowe

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 17mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

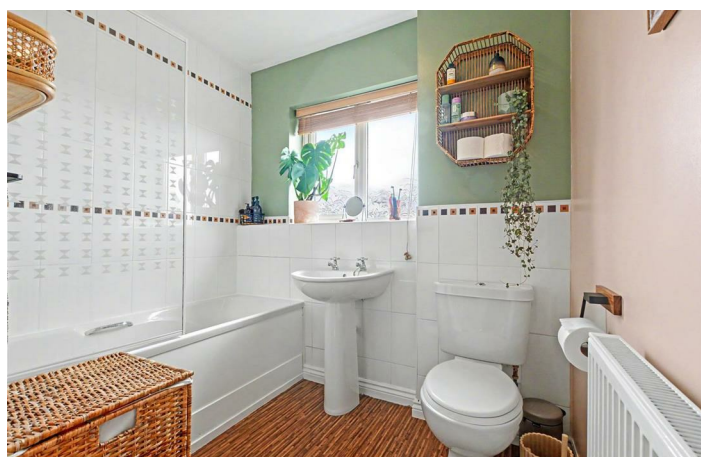
Flood Risk: No flooding in the past 5 years

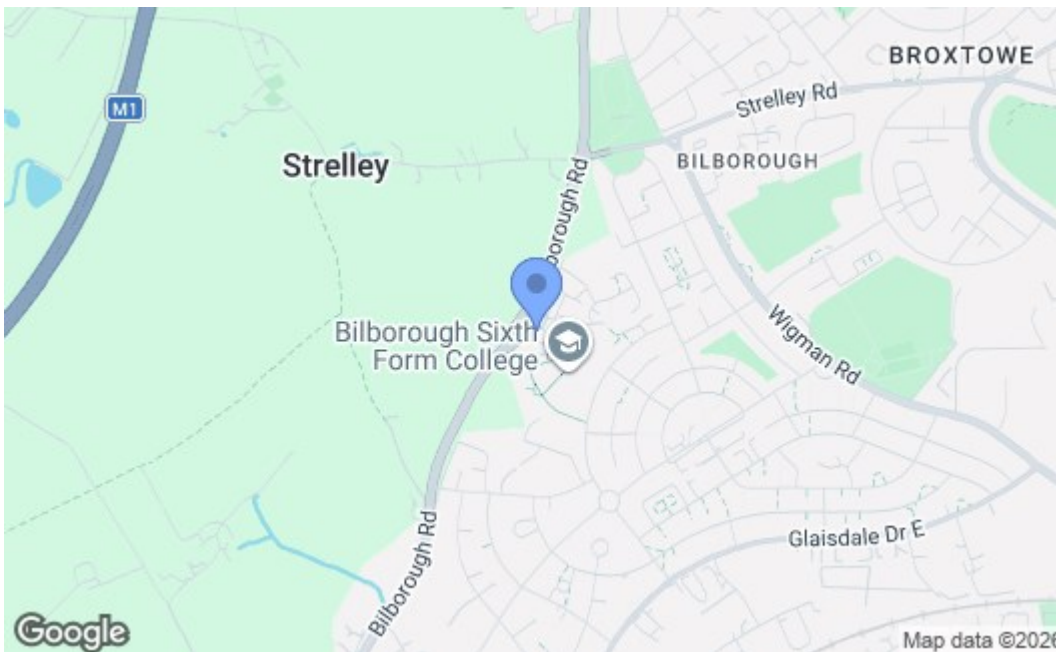
Flood Defences: No

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		78	78
(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.