



Church Drive
Carrington, Nottingham NG5 2BA

A TWO BEDROOM, DUPLEX APARTMENT
IN CARRINGTON, NOTTINGHAM.

Offers In The Region Of £160,000 Leasehold



Robert Ellis Estate Agents are delighted to present this superb two-bedroom duplex apartment, located in the popular residential area of Carrington, Nottingham.

Conveniently positioned, the property is within easy walking distance of a Tesco Express and the vibrant Sherwood High Street, which offers an excellent selection of shops, cafés, restaurants and bars. Regular public transport services on Hucknall Road provide straightforward access to Nottingham City Centre and surrounding areas. The apartment also benefits from being adjacent to an open green space, offering a pleasant outlook and recreational area for residents.

The accommodation is arranged over two floors and briefly comprises an entrance hallway with useful under-stairs storage, a spacious lounge, a fitted kitchen diner, and a family bathroom featuring a three-piece suite. Stairs rise to the second floor landing, where there are two generously sized double bedrooms.

This well-presented apartment would make an excellent purchase for first-time buyers looking to step onto the property ladder, as well as investors seeking a strong addition to their portfolio. Early viewing is highly recommended.



Entrance Hall

14'4 x 39 approx (4.37m x 11.89m approx)

Wooden entrance door, built-in storage, single glazed window to the front, radiator.

First Floor Landing

Stairs to the landing, carpeted flooring.

Lounge

14'9 x 17'3 approx (4.50m x 5.26m approx)

Single glazed window to the front, wood flooring, two radiators, cupboard housing the meters.

Kitchen

12'1 x 9'2 approx (3.68m x 2.79m approx)

Laminate flooring, single glazed window to the front, boiler, space for a fridge freezer, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with mixer tap, oven and four ring gas hob above with cooker hood over, plumbing for a washing machine.

Bathroom

8'11 x 10'4 approx (2.72m x 3.15m approx)

Vinyl flooring, radiator, double glazed window to the rear, tiled splashbacks, low flush w.c., wash hand basin with hot and cold taps, bath with hot and cold taps and electric shower over.

Second Floor Landing

Single glazed window and doors to:

Bedroom 1

11'11 x 12'1 approx (3.63m x 3.68m approx)

Single glazed window to the front, radiator, carpeted flooring.

Bedroom 2

14'9 x 17'3 approx (4.50m x 5.26m approx)

Single glazed window to the front, radiator, carpeted flooring.

Outside

A communal outdoor area with an allocated bins section, all low maintenance.

Additional Information

Council Tax - Nottingham Council Band A

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

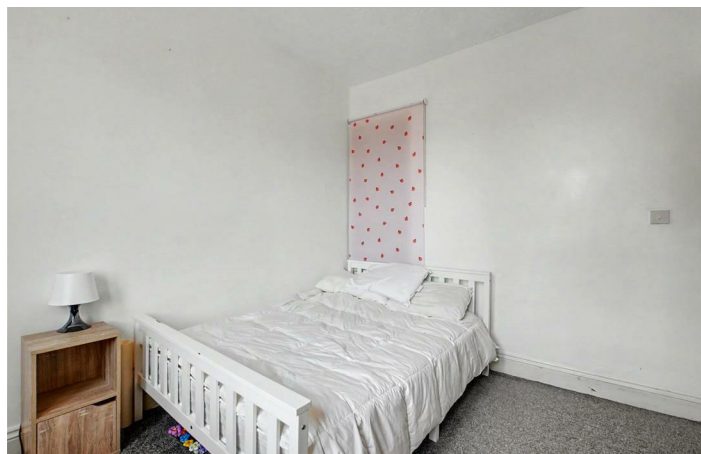
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

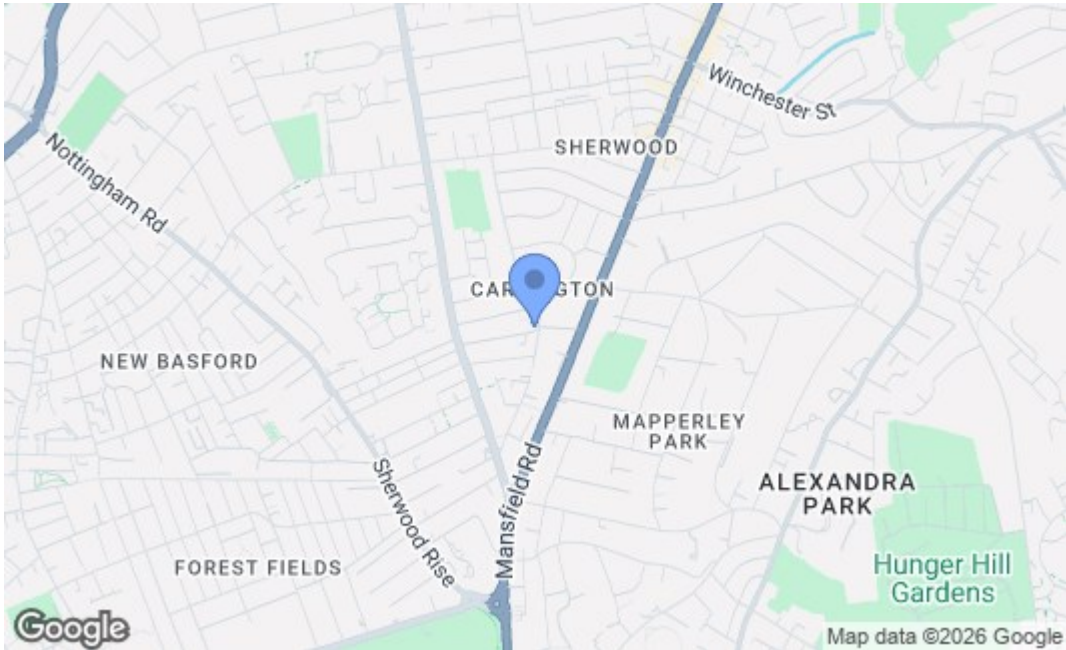
Non-Standard Construction – No

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		
(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.