



Raleigh Street  
Hyson Green, Nottingham NG7 4DG

A TWO BEDROOM GROUND FLOOR  
APARTMENT FOR SALE!

**£130,000 Leasehold**



Robert Ellis Estate Agents are delighted to present this well-proportioned two-bedroom ground floor apartment, ideally located on Raleigh Street, within easy reach of Nottingham City Centre and Nottingham Trent University. Perfect for first-time buyers, professionals or investors, the property offers spacious accommodation in a convenient location.

The accommodation comprises an entrance hallway with useful storage, leading to a bright and spacious lounge diner offering plenty of room for both living and dining furniture. The fitted kitchen features a range of wall and base units, integrated oven with electric hob and space for additional appliances.

There are two well-sized bedrooms, including a generous principal bedroom, alongside a modern bathroom fitted with a three-piece suite and shower over the bath.

Situated close to local shops, supermarkets, restaurants, excellent transport links and Nottingham's universities, this apartment is ideally positioned for city living. Whether you're looking for your first home or a buy-to-let investment, this fantastic property offers comfort, convenience and excellent potential.



### Entrance Porch

Door leading through to the entrance hallway.

### Entrance Hallway

Laminate flooring, intercom, wall mounted radiator, storage cupboard, doors leading off to:

### Kitchen

8'47 x 8'32 approx (2.44m x 2.44m approx)

UPVC double glazed window, wall mounted radiator, laminate flooring, tiled splashbacks, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring electric hob over and extractor hood above, space and plumbing for a washing machine, space and point for a fridge freezer.

### Bathroom

Laminate flooring, tiled splashbacks, wall mounted radiator, WC, bath with mains fed shower over, wash hand basin with mixer tap.

### Bedroom One

8'43 x 10'97 approx (2.44m x 3.05m approx)

UPVC double glazed window, wall mounted radiator, laminate flooring.

### Lounge Diner

13'78 x 14'66 approx (3.96m x 4.27m approx)

UPVC double glazed window, wall mounted radiators, laminate flooring.

### Bedroom Two

9'16 x 7'33 approx (2.74m x 2.13m approx)

UPVC double glazed window, wall mounted radiator, laminate 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

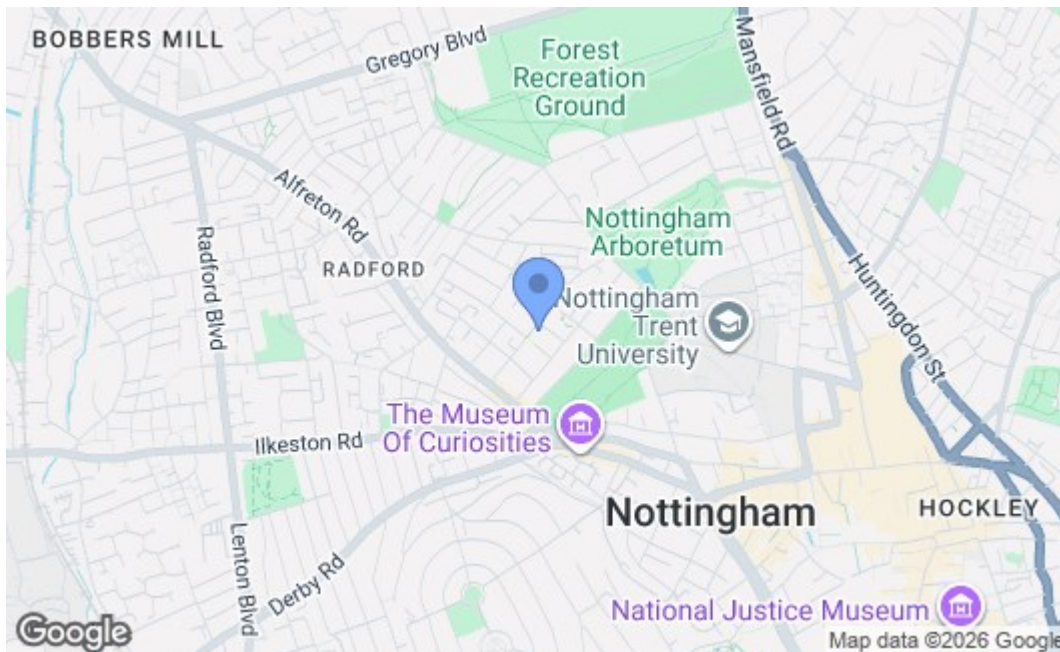
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
<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.