

Flatts Lane,  
Calverton, Nottingham  
NG14 6RF

**Offer's Over £75,000**  
**Leasehold**



Robert Ellis Estate Agents are now in receipt of an offer for the sum of £69,000 for 94 Flatts Lane, Calverton, Nottingham. Anyone wishing to place an offer on this property should contact Robert Ellis, 78 Front Street, Arnold, NG5 7EJ - 0115 6485485 before exchange of contracts.

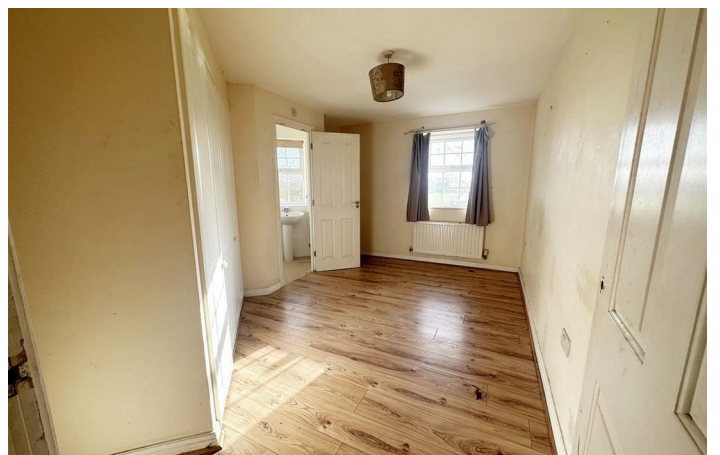
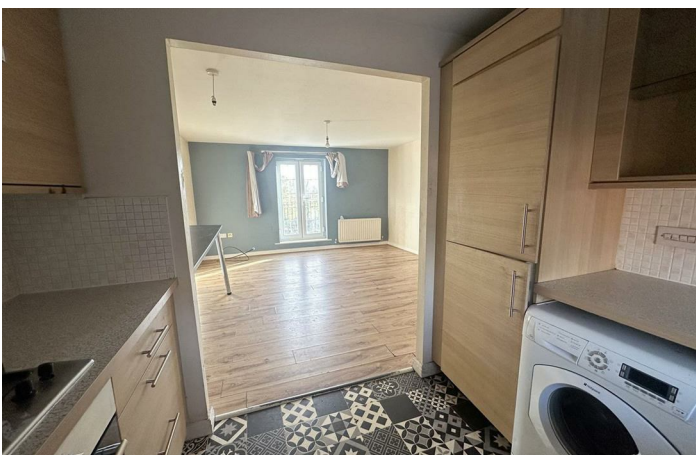
**\*\* IDEAL FIRST TIME BUY / INVESTMENT \*\***

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC TWO BEDROOM, TOP FLOOR FLAT situated in CALVERTON, NOTTINGHAM.

Calverton is a stone's throw away from Arnold which offers a successful high street and transportation links. Alongside this, Calverton benefits from its own array of shops and retail units. The property also has use of the bus stops which are situated around the village.

Upon entry, you are welcomed into the hallway which leads through to the lounge/ diner, kitchen, first double bedroom with fitted wardrobes and shower room en suite, second bedroom with storage cupboard, family bathroom and airing cupboard.

The property also offers a garage with allocated parking space in front; a viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this opportunity- Contact the office now to book your viewing!



#### Hallway

12'6" x 3'6" approx (3.82m x 1.09m approx)

Wall mounted radiator, airing/storage cupboard (0.76m x 0.78m) and access to:

#### Lounge

14'6" x 13'8" approx (4.44m x 4.18m approx)

Laminate flooring, wall mounted double radiator, UPVC double glazed French doors with a Juliette balcony.

#### Kitchen

8'5" x 8'10" approx (2.58m x 2.7m approx)

Vinyl flooring, fitted wall and base units, space for a washing machine, four ring gas hob with integrated dual oven below and extractor fan above, space for an integrated fridge freezer, partially tiled walls, stainless steel sink with dual heat tap, UPVC double glazed window.

#### Bedroom 1

14'2" x 8'9" approx (4.33m x 2.67m approx)

Laminate flooring, UPVC double glazed window, wall mounted radiator and fitted wardrobes (1.86m x 0.62m).

#### En-Suite

5'10" x 5'5" approx (1.78m x 1.67m approx)

Tiled flooring, partially tiled walls, corner shower with hand held shower unit, low flush w.c., sink with dual heat tap, heated towel radiator and opaque UPVC double glazed window.

#### Bedroom 2

8'5" x 11'2" approx (2.58m x 3.42m approx)

Wall mounted radiator, UPVC double glazed window, floating storage unit (0.93m x 0.61m),

#### Council Tax

Gedling Borough Council Band B

#### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 80mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – Surface Water : High

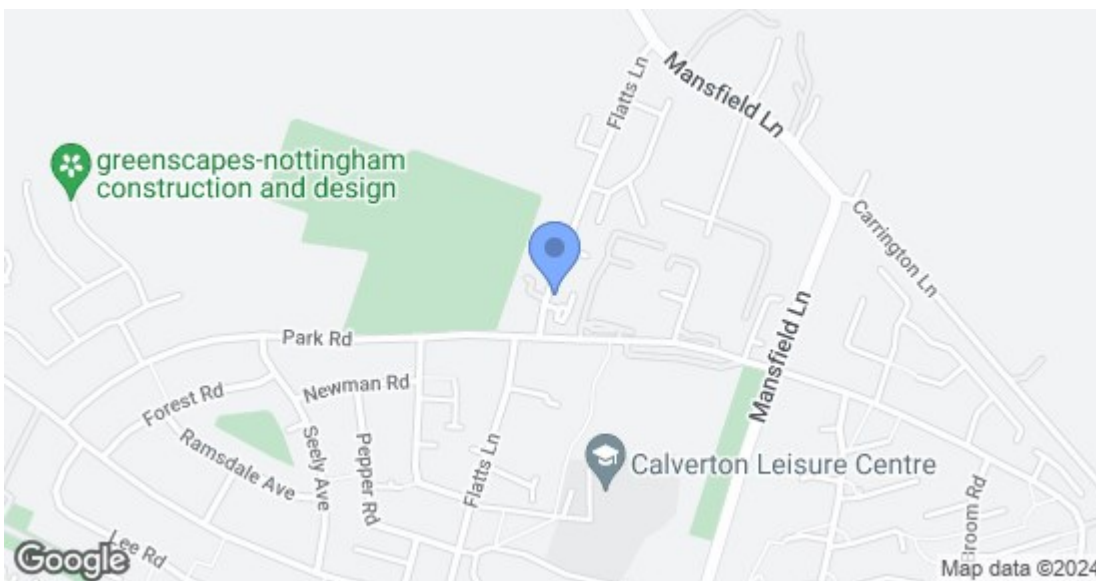
Flood Defences – No

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		80	80
(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.