



Petersfield Close,  
Top Valley, Nottingham  
NG5 9AP

**£115,000 Leasehold**



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

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO BEDROOM, TOP FLOOR MAISONETTE situated in TOP VALLEY, NOTTINGHAM.

The property is a stone's throw away from Nottingham City Hospital as well as Arnold town centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre, and surrounding villages/towns.

Upon entry, you are welcomed into the hallway with stairs leading to the upper hall. Off the upper hall is the lounge, kitchen, first double bedroom, second bedroom and family bathroom featuring a three piece suite.

A viewing is a MUST to appreciate the SIZE and LOCATION of this opportunity - Contact the office now to arrange your viewing!



### Front of Property

Gated access with pathway leading to front entrance. Brick wall to front elevation. On road parking.

### Entrance Hallway

External entrance door to front elevation. Carpeted flooring. Recessed ceiling spotlights. Carpeted staircase to Wooden Entrance door leading into Inner Entrance Hallway

### Inner Entrance Hallway

Carpeted flooring. Wall mounted radiator. Recessed ceiling spotlights. Loft access hatch. Internal wooden doors leading into Living Room, Kitchen, Bedroom 1, 2, Shower Room & 2 Separate Storage Cupboards

### Living Room

14'9" x 12'5" approx (4.5 x 3.8 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Recessed ceiling spotlights.

### Kitchen

14'1" x 5'10" approx (4.3 x 1.8 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Tiled splash backs. Wall mounted radiator. Recessed ceiling spotlights. Range of wall and base units with worksurfaces over. Stainless steel sink and drainer unit with dual spray chef tap. Integrated oven with 4 ring gas hob above. Space and plumbing for washing machine. Space and point for under counter fridge and freezer. Access into Storage Cupboard

### Bedroom 1

12'5" x 10'5" approx (3.8 x 3.2 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Recessed ceiling spotlights and ceiling light point.

### Bedroom 2

10'5" x 7'2" approx (3.2 x 2.2 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed ceiling spotlights. Built-in wardrobes

### Shower Room

7'5" x 5'6" approx (2.27 x 1.7 approx)

UPVC double glazed opaque window to the front elevation. Vinyl flooring. Tiled walls. Wall mounted towel radiator. Recessed ceiling spotlight. 3 piece suite comprising of a walk in U Shaped shower cubical with a wall mounted handheld shower head attachment, vanity wash hand basin with dual heat tap and storage cupboard below and a low level flush WC

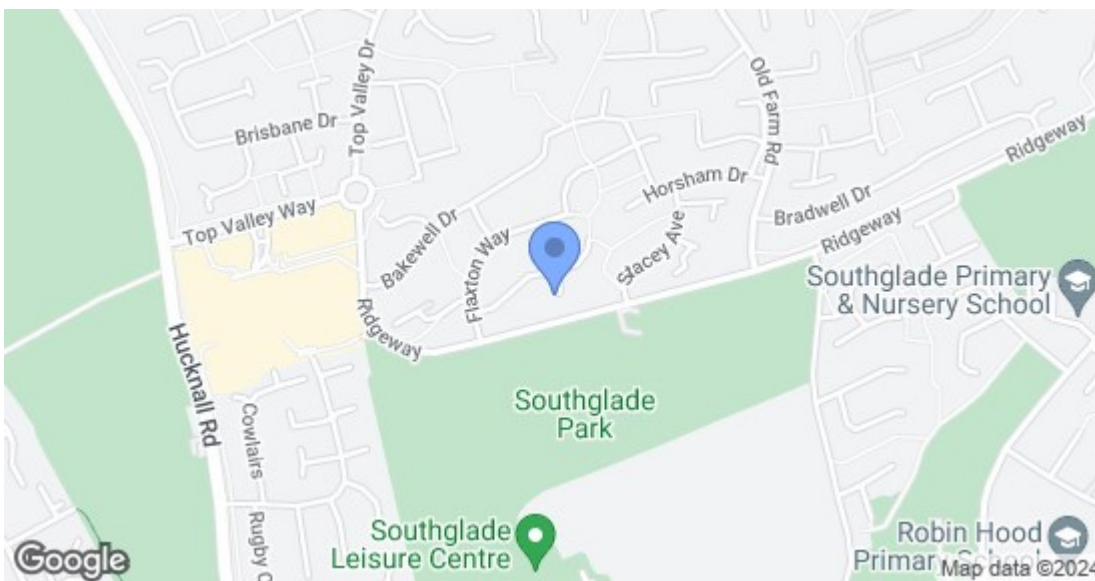
### Council Tax

Local Authority Nottingham  
Council Tax band A

### Agents Notes

Ground Rent £10 per year





Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest energy costs			
192 plus	A		
161-191	B	79	79
136-160	C		
105-135	D		
81-104	E		
61-80	F		
45-60	G		
Not energy efficient - highest energy 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			
192 plus	A		
161-191	B		
136-160	C		
105-135	D		
81-104	E		
61-80	F		
45-60	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.