



The Wells Road,  
St Anns, Nottingham  
NG3 3AR

**£90,000 Leasehold**



\*\* GUIDE PRICE £90,000 - £100,000 \*\*

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC SECOND FLOOR, TWO BEDROOM APARTMENT SITUATED IN ST ANNS, NOTTINGHAM.

Upon entry, you are welcomed into the entrance lobby which leads to the hallway. Off the hallway is the fitted kitchen, lounge, first double bedroom, second double bedroom, family bathroom featuring a three piece suite and two ample storage cupboards.

The property benefits from an allocated parking space and intercom system. It is ideally located with transport links into Nottingham City centre and surrounding towns. You also have access to local amenities within walking distance.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT APARTMENT- Contact the office now to arrange your viewing!



#### Entrance Hallway

6'0" x 11'4" approx (1.83 x 3.47 approx)

Wooden front door leading into Entrance Hallway. Carpeted flooring. Wall mounted radiator. Ceiling light points. Internal doors leading into Lounge / Diner, Kitchen, Bedroom 1, 2 and Bathroom

#### Lounge / Diner

13'6" x 15'2" approx (4.12 x 4.63 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted double radiator. Ceiling light points

#### Kitchen

9'6" x 8'9" approx (2.92 x 2.67 approx)

UPVC double glazed window. Laminate flooring. Wall mounted double radiator. Ceiling light point. Range of fitted wall and base units incorporating work surface above. 4 ring gas hob with extractor unit above. Integrated Hot Point oven. Stainless steel sink with dual heat tap over. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Wall mounted Worcester Bosch boiler.

#### Bedroom 1

8'10" x 13'3" approx (2.71 x 4.04 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Ceiling light point

#### Bedroom 2

9'5" x 9'0" approx (2.89 x 2.75 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Ceiling light point

#### Bathroom

8'11" x 5'4" approx (2.73 x 1.64 approx)

UPVC double glazed opaque window. Tiled flooring. Partially tiled walls. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a bath with dual heat tap and handheld shower unit, sink with hot and cold tap and a WC

#### Outside of Property

Allocated parking

#### Council Tax

Local Authority Nottingham

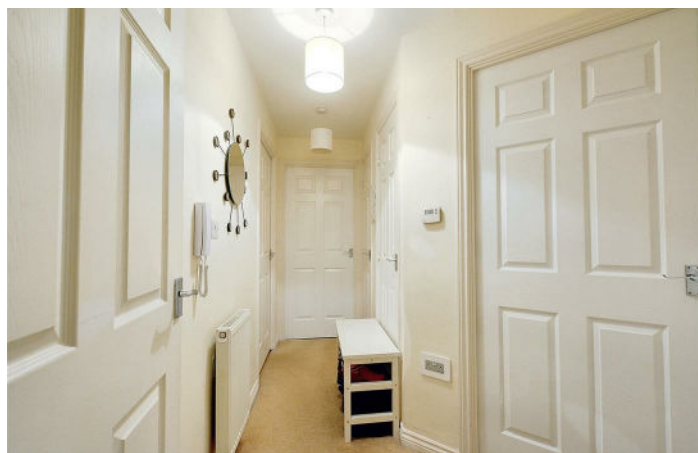
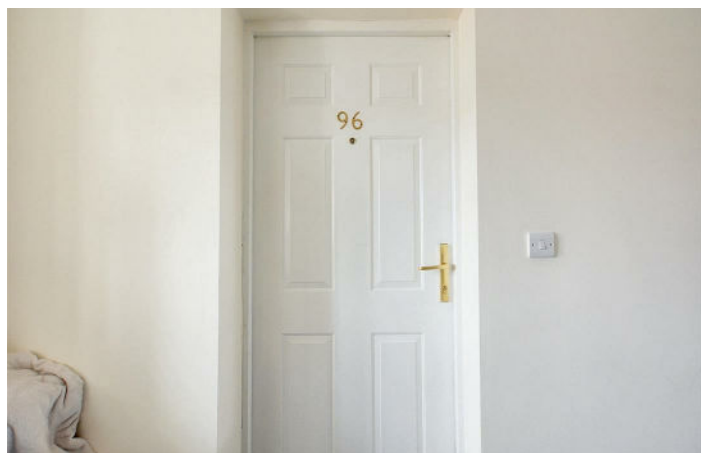
Council Tax band A

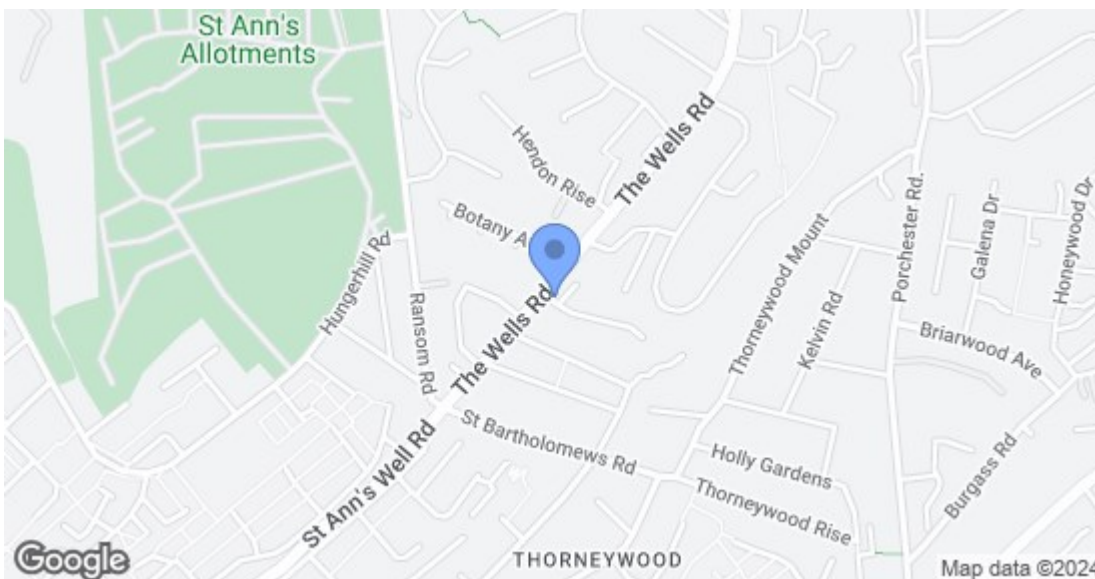
#### Agents Notes:

131 years remaining on the lease

Service Charge: £82.63 pcm

Ground Rent: £136.04 per annum





Energy Efficiency Rating		
Very energy efficient - lower energy costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher energy costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.