



Ebury Road
Carrington, Nottingham NG5 1BB

Guide Price £120,000 Leasehold

A THIRD-FLOOR THREE BEDROOM
APARTMENT WITH ALLOCATED PARKING.



Offered at a guide price ranging from £120,000 to £130,000, this three-bedroom apartment with private parking presents an attractive investment opportunity, especially for those looking to expand their portfolio with tenants already in situ.

Nestled in a sought-after location, this apartment offers both convenience and accessibility. Positioned within easy reach of local amenities and boasting exceptional transport links to Nottingham City Centre, it ensures urban living at its finest. Additionally, the proximity to the expansive Forest Recreation Ground provides a tranquil escape from the city's hustle and bustle, adding to the property's allure.

Beyond its prime location, the apartment offers easy access to essential amenities, reputable schools, and parks, catering to the needs of residents of all ages. Commuting is made effortless with well-connected transportation links, making it an ideal choice for professionals and families alike.

Situated on the third floor of a three-story block, the apartment provides a sense of security with coded access and an intercom system, ensuring residents' peace of mind. The interior features a generously sized living room, three bedrooms including two doubles, a fitted kitchen, and a shower room.

With its spacious living areas and desirable features, this apartment is an excellent investment opportunity. The presence of tenants already in place further enhances its appeal, providing a steady income stream for potential investors. Whether you're a seasoned investor or someone looking to enter the property market, this apartment offers a promising opportunity to generate returns in the thriving Nottingham real estate market.

Viewing is highly recommended to fully appreciate the potential of this investment property. Don't miss out on the chance to acquire a property that combines practicality, convenience, and investment potential in one package. Contact us today to arrange a viewing and take the first step towards securing this enticing investment opportunity.



Entrance Hallway

Entrance door leading into the Entrance Hallway. Carpeted flooring. Ceiling light points. Intercom system. Internal doors leading into Lounge, Kitchen, Bedroom 1, 2, 3 and Bathroom

Living Room

13'04 x 13'11 approx (4.06m x 4.24m approx)
UPVC double glazed window to the front elevation with picturesque views over local area. Carpeted flooring. Ceiling light point

Kitchen

9'05 x 5'05 approx (2.87m x 1.65m approx)
Velux roof window. Linoleum flooring. Tiled splashbacks. Ceiling light point. Range of matching wall, base and drawer units incorporating laminate worksurfaces over. Stainless steel sink with heat tap above. Integrated oven. Ceramic hob with stainless steel extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine

Bedroom 1

14' x 9'02 approx (4.27m x 2.79m approx)
UPVC double glazed window to the side elevation. Velux roof window. Carpeted flooring. Ceiling light point

Bedroom 2

9'05 x 13'5 approx (2.87m x 4.09m approx)
Velux roof windows. Carpeted flooring. Ceiling light point

Bedroom 3

14'04 x 6'2 approx (4.37m x 1.88m approx)
Double glazed window to the side elevation. Carpeted flooring. Wall light point

Bathroom

7'06 x 5'03 approx (2.29m x 1.60m approx)
Velux roof window. Tiled flooring. Tiled splashbacks. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure with electric Triton shower above, pedestal wash hand basin and a low level WC. Extractor unit

Council Tax

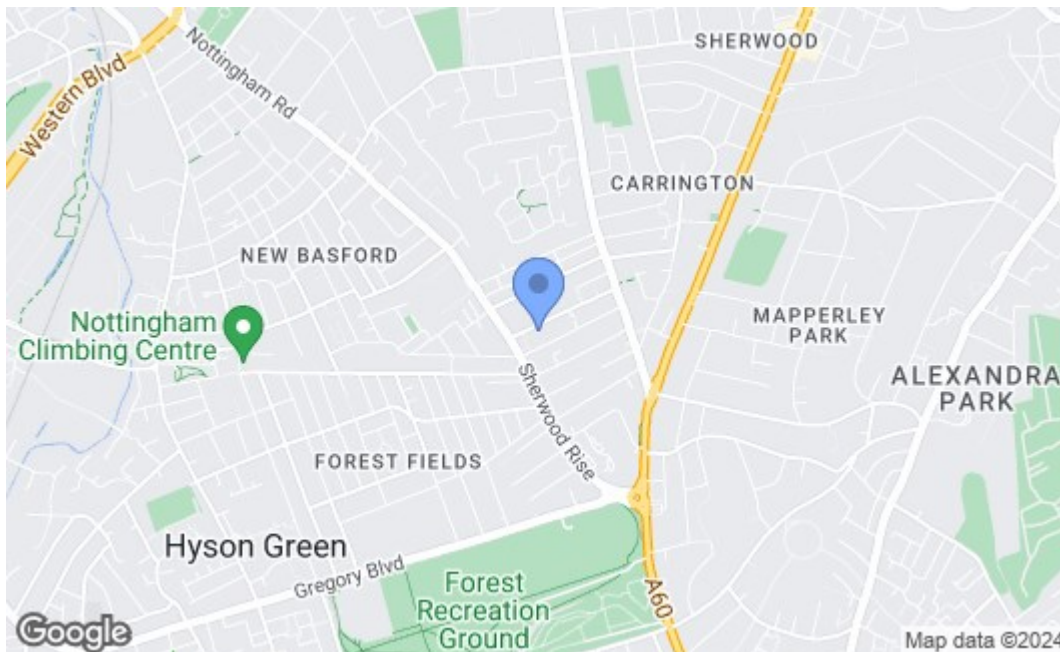
Local Authority Nottingham
Council Tax band A

Agents Notes: Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Room heaters, electric
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Ultrafast 1000mbps
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



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		55	55
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.