



Nidderdale,  
Wollaton, Nottingham  
NG8 2TN

**£110,000 Leasehold**



A spacious, one double bedroom flat with the benefit of no upward chain.

Robert Ellis are delighted to bring to the market this spacious and well presented, one double bedroom flat, being sold with no onward chain. The property is leasehold and benefits double glazing and electric heating throughout and would be perfect for first time buyers looking to get on the ladder and investors who are looking for a buy to let. The building is constructed of brick with a communal entrance door leading to communal hallways and the staircase. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises, An entrance hallway with built in storage space, lounge, kitchen with integrated cooking appliances, a large double bedroom and newly fitted never used shower room. To the exterior there is communal parking available and maintained gardens.

Located in the popular residential village of Wollaton, close to a wide range of local amenities. Wollaton village centre is within walking distance where shops and healthcare facilities can be found. Wollaton park is just a short drive away and fantastic transport links are easily accessible including nearby bus stops the M1 and A52 to both Nottingham and Derby.



#### Entrance Hall

Wooden front door, carpeted flooring, built in storage, electric heater, ceiling light.

#### Lounge

13'1 x 12'3 approx (3.99m x 3.73m approx)  
UPVC double glazed window overlooking the side and the communal gardens, carpeted flooring, three seater sofa and 1 seater manual pull handle armchair, electric heater, ceiling light.

#### Kitchen

7'7 x 9'4 approx (2.31m x 2.84m approx)  
UPVC double glazed window overlooking the side and the communal gardens, laminate flooring, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, integrated electric hob and overhead extractor fan, washing machine, worktop dishwasher, space for fridge/freezer, ceiling light.

The property also benefits from a communal tumble dryer (free of charge/included in service charge), located on the ground floor, in a communal bike storage/refuse room, just next to the buildings entrance.

#### Bedroom One

8'9 x 15'5 approx (2.67m x 4.70m approx)  
UPVC double glazed window overlooking the side and the communal gardens, carpeted flooring, large double wardrobe and+ ceiling light.

#### Shower Room

5'8 x 6'4 approx (1.73m x 1.93m approx)  
UPVC double glazed patterned window overlooking the side, tiled flooring, double walk in shower, low flush w.c., pedestal wash hand basin, ceiling light.

#### Outside

To the front of the property there are communal gardens and a communal parking area.

#### Council Tax

Nottingham City Council; Council Band A

#### Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where mortgage advisors are available six days a week to discuss your needs.

They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover, and buildings and contents insurance.

The Mortgage Company (Nottingham) Ltd and Robert Ellis are different entities.

The Mortgage Company (Nottingham) Ltd does not provide estate and lettings agent services.

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed -

Standard 4 mbps

Superfast -

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

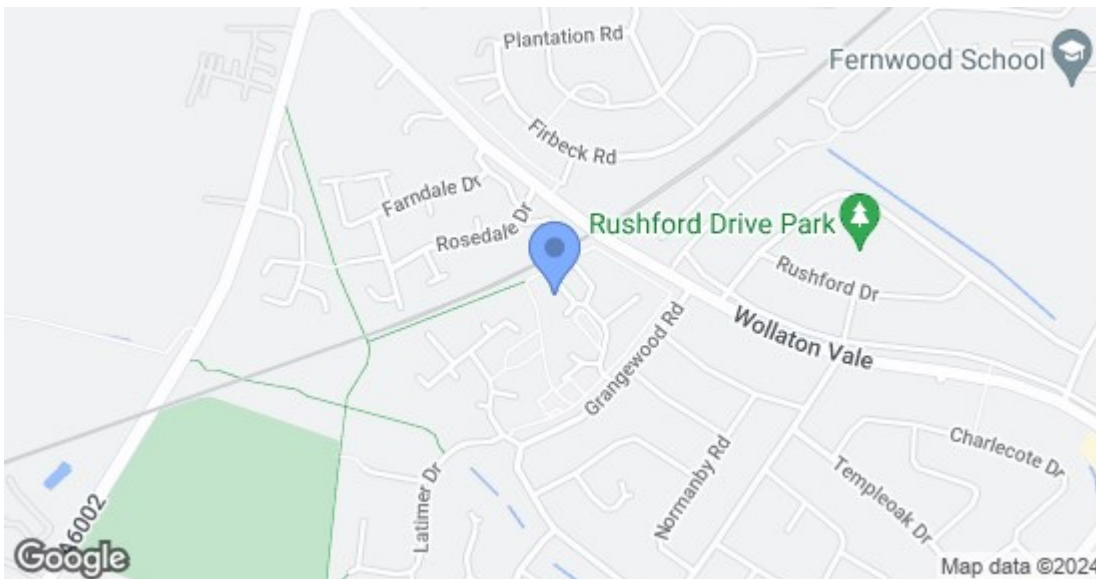
Flood Defenses – No

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		71	81
(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.