



Dorset Street,  
, Nottingham  
NG8 1PU

**£135,000 Leasehold**





A conveniently placed two-bedroom, ground floor apartment.

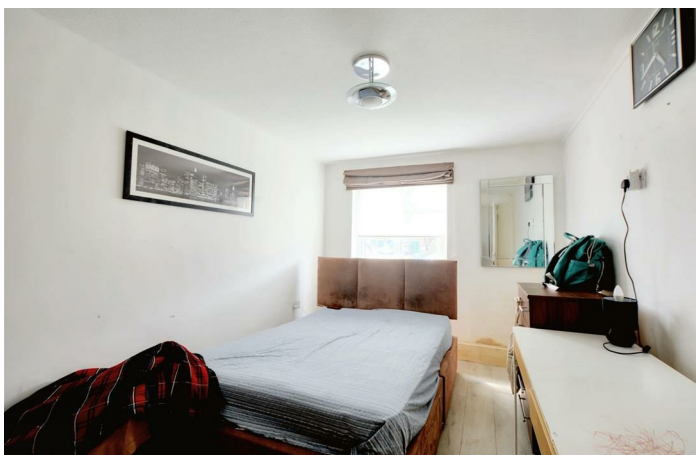
Situated in this popular residential location, well placed for a range of local amenities including shops, schools, Universities, The Queen's Medical Centre and excellent transport links into Nottingham City Centre and journeys further afield.

This well-proportioned property would be considered the ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An Entrance Hall, Open Plan Living, Dining and Kitchen Space, Two Double Bedrooms and Shower Room.

Outside to the front is a gated footpath to the entrance. The rear is then enclosed and primarily paved.

With the benefit of gas central heating, UPVC double glazing throughout and no upward chain this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through the entrance hall with laminate flooring and access to useful storage cupboard.

### Open Plan Kitchen Living Diner

24'1" x 10'4" (7.35m x 3.15m )

Living Dining Area - Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

Kitchen Area - A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap, inset gas hob with extractor fan above, integrated electric oven and fridge freezer. Space and fittings for freestanding washing machine and UPVC double glazed window to the rear aspect.

### Bedroom One

12'6" x 8'8" (3.83m x 2.65m )

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

8'9" x 7'8" (2.68m x 2.35m )

Laminate flooring, with radiator and UPVC double glazed window to the rear aspect.

### Shower Room

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a gated pathway to the entrance door and side access to the rear garden. The enclosed rear is primarily paved.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

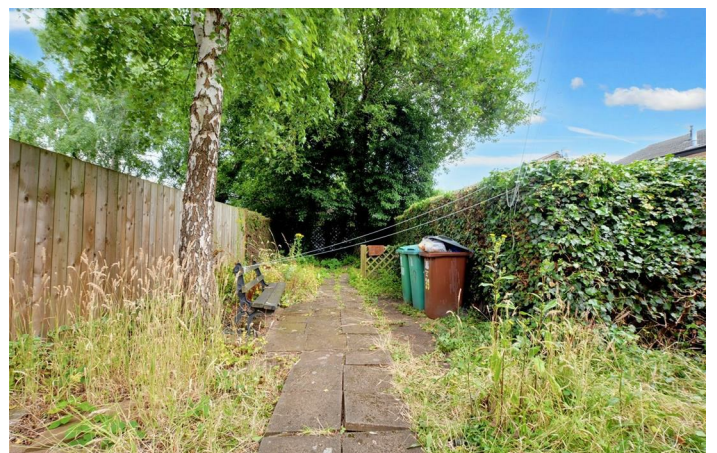
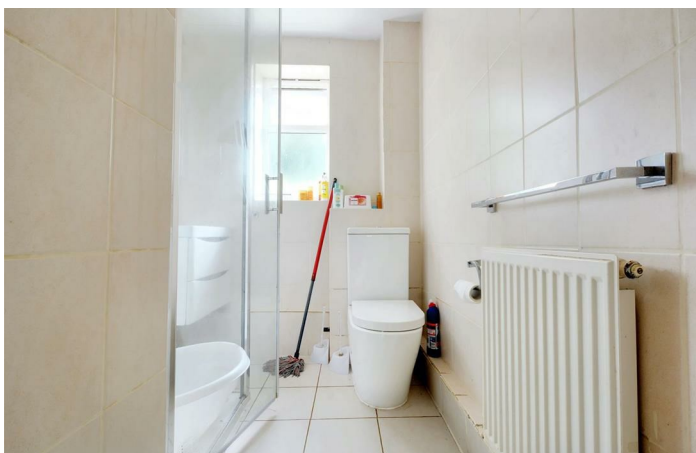
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(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	

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