Robert Ellis

look no further. . .







The Wells Road
, Nottingham NG3 3AR

A TWO BEDROOM, GROUND FLOOR APARTMENT SITUATED IN ST ANNS, NOTTINGHAM.

Guide Price £100,000 Leasehold



** GUIDE PRICE £100,000 - £110,000 **

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC GROUND 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 Lobby
3'3" x 4'3" approx (1.0 x 1.3 approx)
Composite entrance door, electrical consumer unit, panelled door leading into the entrance hallway.

Entrance Hallway
6'6" x 12'9" approx (2.0 x 3.9 approx)
Laminate flooring, wall mounted radiator, wall mounted intercom, storage cupboards, recessed spotlights to the ceiling, panelled doors leading off to:

Kitchen
10'2" x 9'6" approx (3.1 x 2.9 approx)
UPVC double glazed window, linoleum flooring, a range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with mixer tap over, integrated oven with hob over and extractor hood above, space and plumbing for a washing machine, space and point for a fridge freezer, tiled splashbacks, boiler housed within matching cabinet, recessed spotlights to the ceiling.

Bathroom
8'2" x 8'2" approx (2.5 x 2.5 approx)
UPVC double glazed window, tiling to the walls, panelled bath with mains fed shower over, WC, handwash basin, extractor fan, chrome heated towel rail, tiling to the floor.

Bedroom One
14'5" x 10'2" approx (4.4 x 3.1 approx)
UPVC double glazed window, carpeted flooring, integrated wardrobe, wall mounted radiator.

Bedroom Two
11'1" x 12'5" approx (3.4 x 3.8 approx)
UPVC double glazed window, carpeted flooring, wall mounted radiator.

Lounge
16'8" x 15'1" approx (5.1 x 4.6 approx)
Laminate flooring, UPVC double glazed window, wall mounted radiator, fireplace.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham

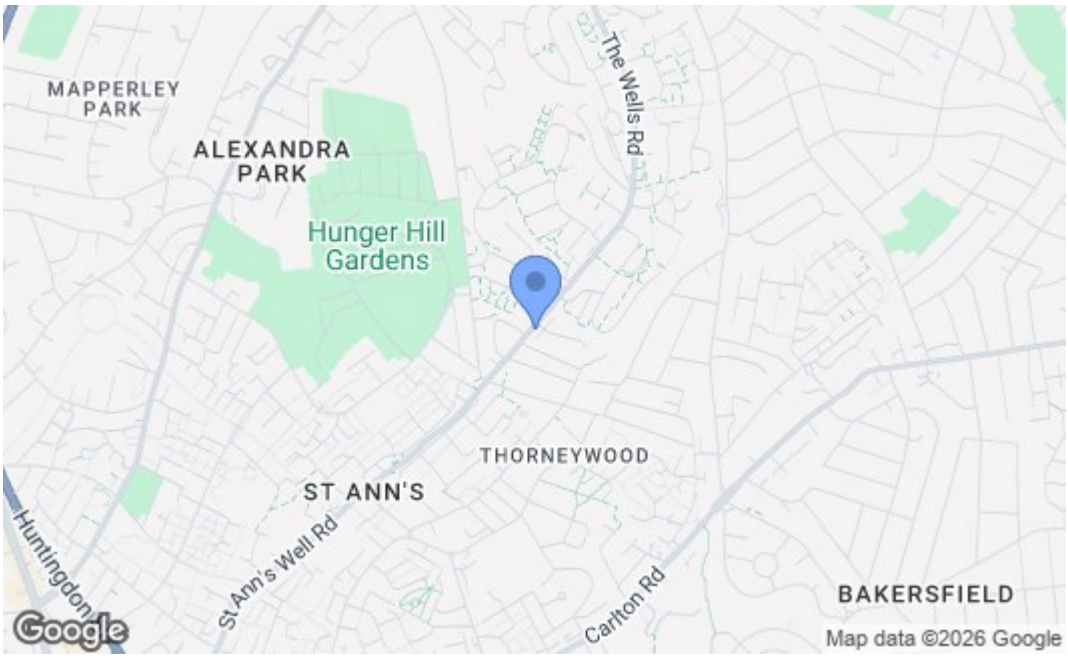
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No

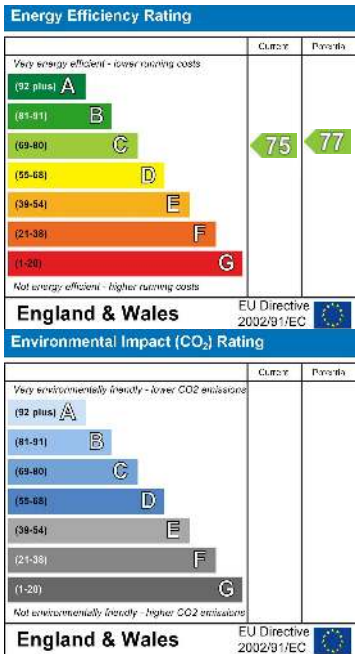












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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