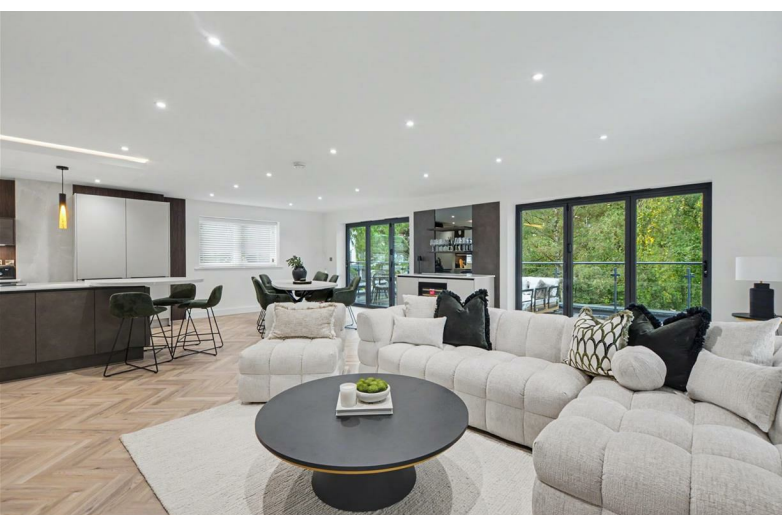




Baxter Green,
, Bramcote
NG9 3TH

£750,000 Freehold



An individual architect designed three-bedroom penthouse apartment with style and luxury in abundance.

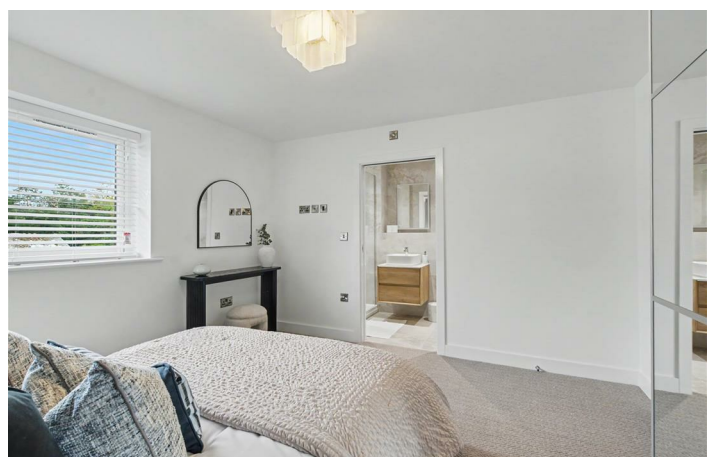
Occupying a private position to the rear of this small and exclusive development this wonderful home with a stunning open plan kitchen diner and living space with balcony off will appeal to a wide variety of potential purchaser but is considered ideal for a professional couple or those looking to downsize.

In brief the internal accommodation which is accessed via a communal hallway with lift comprises entrance hall with intercom system, large open plan kitchen dining and living area with balcony off, principle en-suite bedroom, two further bedrooms one of which has an en-suite and a shower room.

Outside the property is set in communal maintained grounds with expansive lawns and mature specimen trees, dedicated parking with EV charging points, further visitor parking and a bin store.

Convenient for a wide range of local amenities including excellent transport links such as the A52, M1 and NET Tram line, local shops, parks and a wide range of other facilities, this truly rare property is well worthy of viewing.

Part Exchange considered.



Entrance Hallway

With intercom system, fitted cupboard and underfloor heating which is present through the entirety of the apartment.

Kitchen Living Diner

28'6" x 26'8" maximum overall measurements (8.69m x 8.13m maximum overall measurements)

With extensive range of modern fitted wall and base units, quartz work surfacing with splashback, fitted breakfast bar, single sink and Quooker hot water tap, Bora induction hob with downdraft extractor, integrated oven and microwave with warming drawer, fridge freezer, washer dryer, dishwasher and drinks fridge, three UPVC double glazed windows and two aluminium bi-fold doors leading to the balcony.

Principle Bedroom

14'5" x 13'3" (4.40m x 4.05m)

Feature panelled wall and aluminium bi-fold doors leading onto a private balcony.

En-suite

13'2" x 11'8" (4.03m x 3.58m)

Quality fitments in white comprising WC, twin wash-hand basins inset to vanity unit with illuminated mirrors above, freestanding bath shower handset and mixer tap, double shower cubicle with mains overhead shower and further shower handset, extractor and fully tiled walls and tiled flooring.

Bedroom Two

12'0" x 11'9" (3.68m x 3.59m)

UPVC double glazed window, feature panelled wall and mirror fronted wardrobe.

En-suite

With fitments in white comprising wash-hand basin inset to vanity unit with illuminated mirror, WC, shower cubicle with overhead shower and further hand set, extractor fan, wall-mounted heated towel rail, fully tiled walls, tiled flooring.

Bedroom Three

12'9" x 9'11" (3.90m x 3.03m)

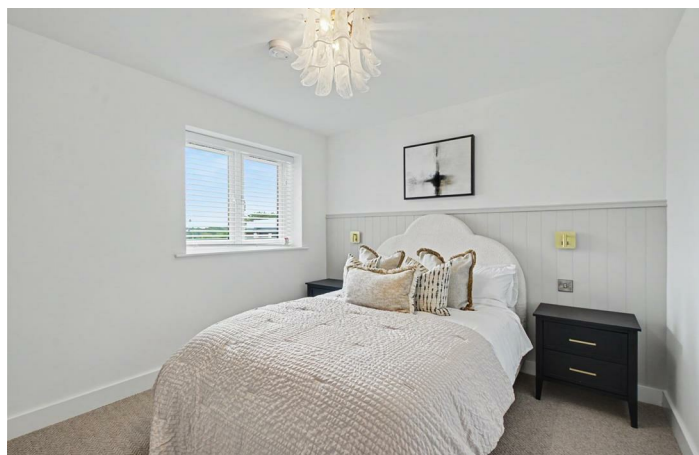
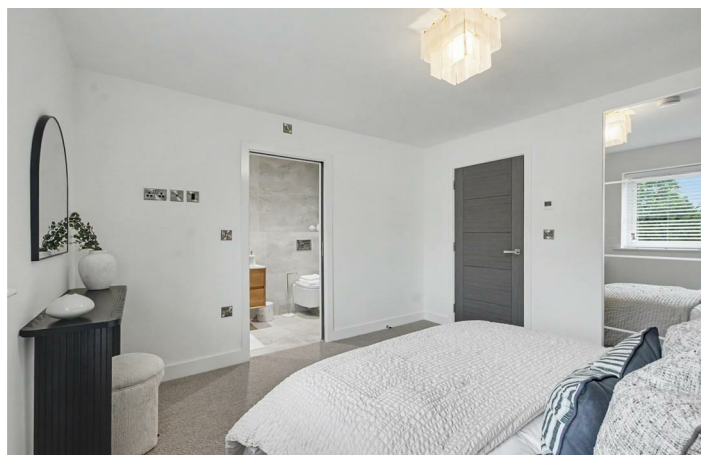
UPVC double glazed window, feature panelled wall and fitted wardrobe.

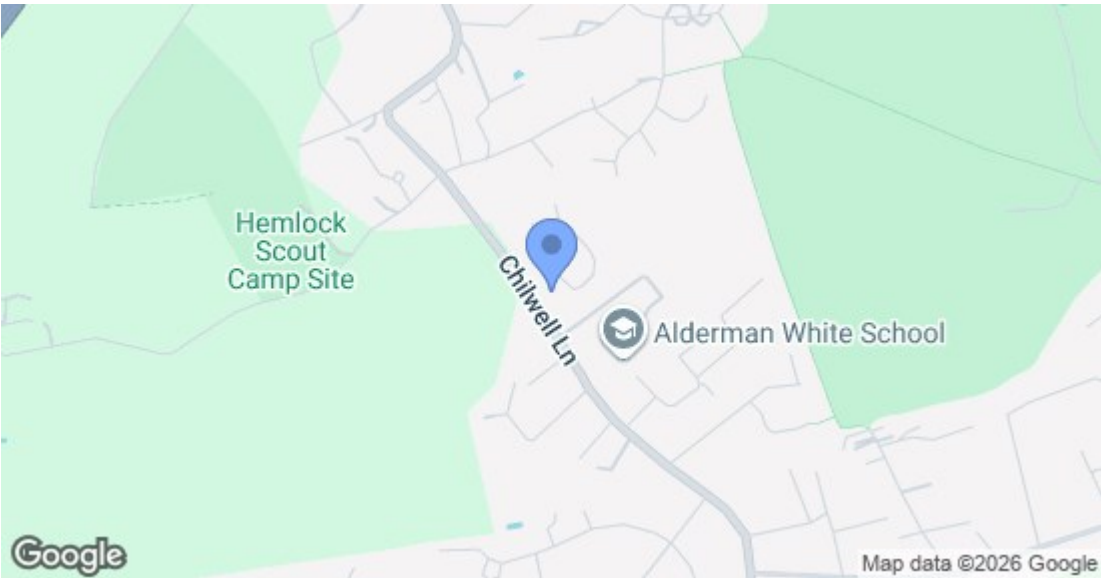
Shower Room

With fitments in white comprising WC, wash-hand basin inset to vanity unit with illuminated mirror above, double shower cubicle with overhead shower and further shower handset, wall-mounted heated towel rail, extractor fan, tiled flooring and fully tiled walls.

Outside

The property is situated in attractive and mature landscaped gardens with expansive lawns, various mature trees. The property has two dedicated parking spaces with EV charger points, further visitor parking and bin store.





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