Robert Ellis

look no further...







Potters Hollow
Bulwell, Nottingham NG6 8PB

A WELL PRESENTED FIRST FLOOR, TWO BEDROOM APARTMENT FOR SALE!

Offers In The Region Of £90,000 Leasehold



Robert Ellis Estate Agents are delighted to bring to the market this FIRST FLOOR, two-bedroom apartment, situated in the popular residential area of Potters Hollow in Bulwell, Nottingham. Offering spacious accommodation throughout, this property presents a fantastic opportunity for first-time buyers, investors or those looking to downsize.

Upon entering the property, you are welcomed into an entrance porch leading through to the hallway, complete with useful built-in storage and an intercom system. The spacious lounge benefits from two large windows, allowing plenty of natural light to fill the room and creating a comfortable space for relaxing and entertaining.

The fitted kitchen offers a range of wall and base units, an integrated electric oven, gas hob and space for additional appliances, providing everything needed for everyday living.

The accommodation also comprises two well-proportioned bedrooms, offering flexibility for a guest bedroom, home office or additional living space. Completing the property is a bathroom fitted with a three-piece suite, including a bath with shower over.

The apartment further benefits from gas central heating and UPVC double glazing.

Situated in a convenient residential location, the property is within easy reach of Bulwell town centre, offering a variety of shops, supermarkets, cafés and everyday amenities. There are also nearby schools, green spaces and transport connections, including bus and tram services providing access to Nottingham City Centre and surrounding areas.

An excellent opportunity for first-time buyers and investors alike, with viewing highly recommended to appreciate the accommodation on offer.





Entrance
Entrance door giving access to an entrance porch.

Entrance Porch
4'12 x 2'8 approx (1.22m x 0.81m approx)
Carpeted flooring, door leading to the entrance hallway.

Entrance Hallway
Carpeted flooring, intercom, wall mounted radiator, built-in storage, doors leading through to:

Kitchen
8'55 x 8'31 approx (2.44m x 2.44m approx)
Tiled flooring, tiled splashbacks, UPVC double glazed window to the side elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap above, point and plumbing for a washing machine, point and plumbing for a dishwasher, space for fridge freezer, four ring gas hobs with electric oven below, and a cooker hood above.

Lounge
14'57 x 10'75 approx (4.27m x 3.05m approx)
Two UPVC double glazed windows to the rear elevation, carpeted flooring, two wall mounted radiators.

Bedroom One
10'95 x 8'4 approx (3.05m x 2.54m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two
9'02 x 7'37 approx (2.79m x 2.13m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bathroom
Vinyl flooring, tiled splashbacks, UPVC double glazed window, hand wash basin with separate hot and cold taps, WC, wall mounted radiator.

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 16mbps 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



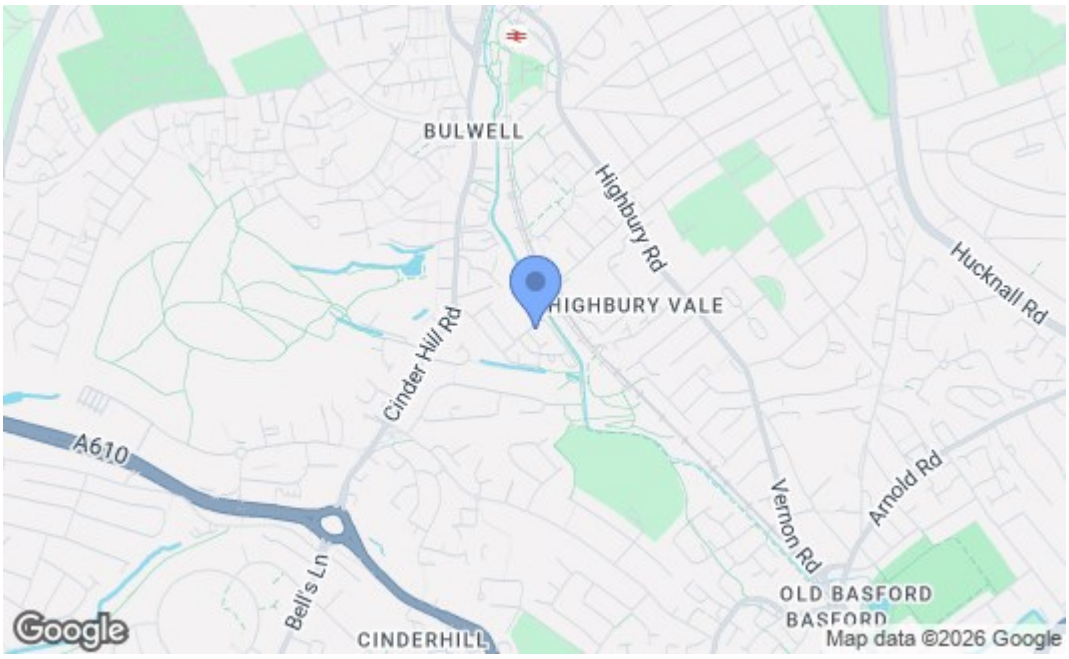


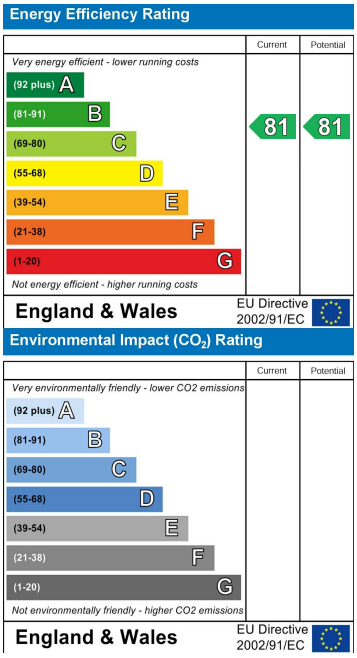












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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