



5 Bramley Court, off Stavely Way, Gamston,
Nottingham, NG2 6UH

£155,000
Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A great opportunity to purchase a modern FREEHOLD ground floor apartment, occupying a highly convenient location and offered to the market 'chain free'.

The property is well-appointed and neutrally decorated throughout, with the accommodation including a spacious living room with oak flooring and being open plan to the fitted kitchen with integrated appliances. There is an inner hallway with access to the double bedroom, dressing room and bathroom whilst outside is a small front garden with pathway leading to the front door and a useful allocated parking space.

A great buy-to-let opportunity or ideal first time purchase!

ACCOMMODATION

A panelled entrance door leads into the sitting room.

LIVING ROOM

With solid oak flooring, a central heating radiator, a uPVC double glazed window to the front aspect, a door to the inner hallway, central heating thermostat and being open plan to the kitchen.



KITCHEN

Fitted with a range of base and wall cabinets with laminate worktops and tiled splashbacks plus integrated appliances including a double oven with five burner gas hob and chimney extractor hood over, an integrated washer dryer and fridge freezer. Spotlights to the ceiling, tiled flooring and the Baxi combination boiler concealed within one of the cupboards.



INNER HALLWAY

With solid oak flooring and a central heating radiator.

BEDROOM ONE

A double bedroom with solid oak flooring, central heating

radiator and a uPVC double glazed window to the rear aspect.



DRESSING ROOM

A useful room with a central heating radiator and thermostat.



BATHROOM

Fitted in white with an Ideal Standard suite including a pedestal wash basin with mixer tap and a dual flush toilet. There is a P shaped shower bath with curved glazed screen and mains fed shower. Tiled flooring and tiling for splashbacks, extractor fan, central heating radiator and spotlights to the ceiling.



Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

COUNCIL TAX

The property is registered as council tax band B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

The property has the exclusive use of a parking space. A maintenance fee from the 1st October 2024 - 30th September 2025 of £354.39 for area 1 parking and maintenance of communal gardens.

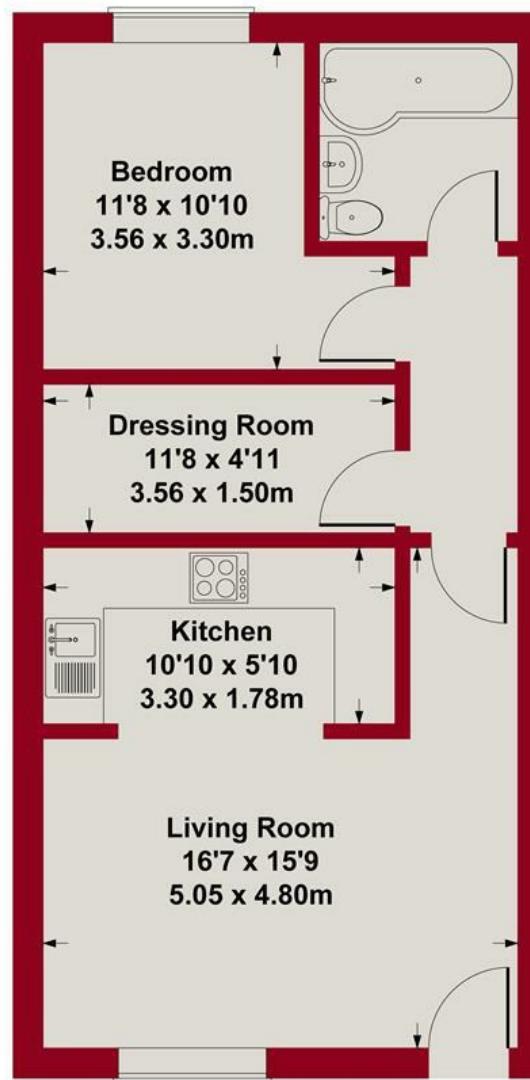
5 Bramley Court has a freehold title. No 5 is the freeholder to number 7 Bramley Court (The upper maisonette) Term : 999 years from 1/7/2005

The property was constructed c.2009

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:
<https://check-long-term-flood-risk.service.gov.uk/risk/#>

**Approximate Gross Internal Area
525 sq ft - 49 sq m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

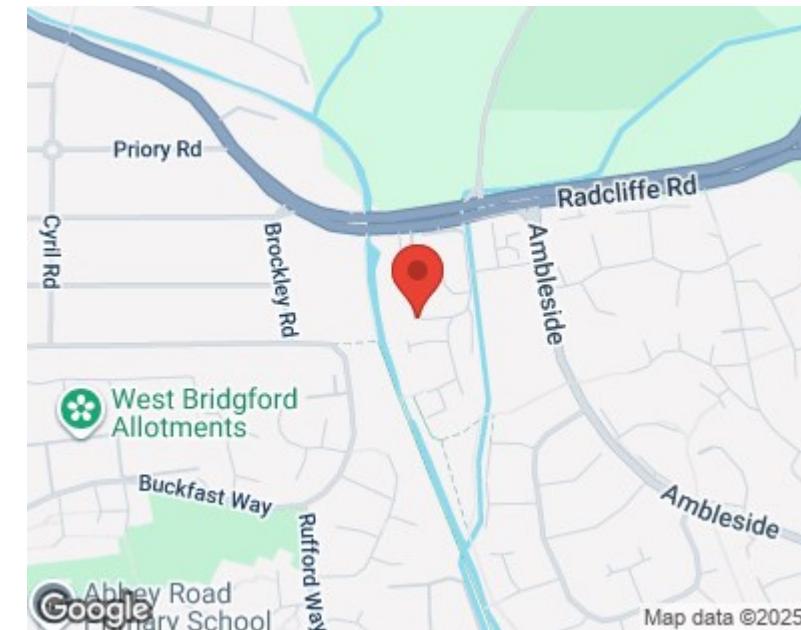
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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 particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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