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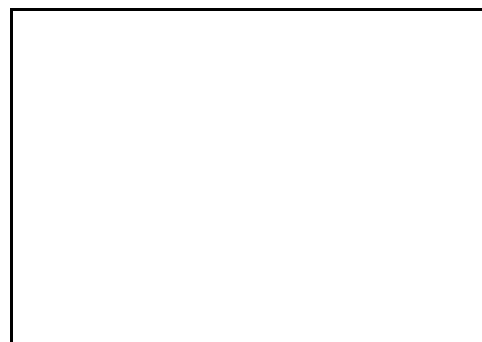
18 THE ZONE, NOTTINGHAM, NG1 1EJ

ASKING PRICE £90,000

We are delighted to offer this second floor City Centre Apartment within walking distance of transport links and amenities. Communal entrance foyer with intercom and code access to control entry with the common parts being serviced. This area has a central stairway and lift to all floors.

The property itself comprises of an entrance hall with intercom handset, access door, radiator, telephone point and large walk-in storage/cloaks cupboard. The bathroom is fitted with a three piece suite in white, glazed shower screen and mains shower over bath, tiled around the fittings.

Spacious bedroom (3.61m x 2.79m) with double glazed window looking out to the side, central heating radiator.



THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE FOYER

With intercom and code access to control entry, the common parts are serviced with a central stairway and lift to all floors

PRIVATE ENTRANCE HALL

With intercom handset, access door, radiator, telephone point and large walk-in storage/cloaks cupboard.

BATHROOM

Fitted with a three piece suite in white, glazed shower screen and mains shower over bath, tiled around the fittings.

BEDROOM

11'10" x 9'2" (3.61 x 2.79)

Double glazed window looking out to the side, central heating radiator.

OPEN PLAN LOUNGE

21'9" x 9'0" (6.62 x 2.74)

The lounge area has a double glazed window overlooking the side, central heating radiator, TV aerial point, central heating radiator. Open plan to:-

FULLY FITTED KITCHEN

7'9" x 8'7" (2.36 x 2.62)

Fitted with a range of wall and base units with a variety of cupboard and drawer fronts, incorporates washer/dryer, stainless steel one and a half bowl and drainer sink, integrated stainless steel electric oven, four burner gas hob above, chimney style extractor over, integrated fridge, integrated gas central heating and hot water boiler.

TENURE

The property is held on a long leasehold with a payment of ground rent and service charge being due.

SERVICES

A mains supply of water, gas and electricity are believed to be connected to the property.

Note:- None of the mains service connections or appliances or installations have been tested by Spencer Birch therefore no warrenties are given or implied.

VIEWING

By prior appointment through the agents, Spencer Birch, tel: (0115) 9413678.

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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC