



Scotland Road, Basford, Nottinghamshire NG5 1GR

Guide Price £85,000

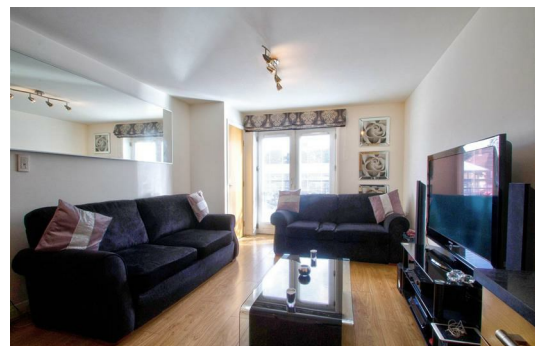
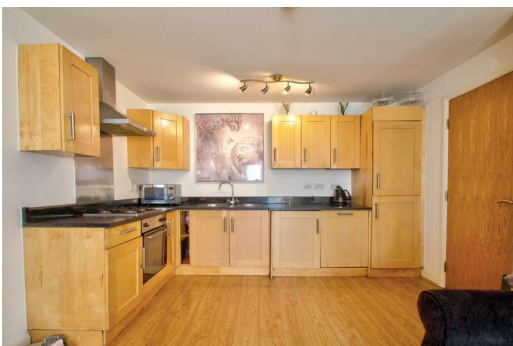
GUIDE PRICE: £85,000 - £95,000

OPEN PLAN LIVING...

This stunning apartment is located on the first floor of a popular apartment building.

The property is presented to a high standard throughout and would make a great home for a range of different buyers. There is an open plan lounge kitchen diner with a Juliette balcony. There is also two double bedrooms serviced by a modern bathroom.

Outside there is allocated parking in a gated car park.



ACCOMMODATION:

Hallway

The hall has an intercom, two built in storage cupboards, laminated flooring and provides access to the accommodation

Living Space

19'0" x 12'1" (5.80 x 3.70)

This space has a kitchen area with a range of base and wall units with a stainless steel sink with drainer and mixer taps, an integrated oven, gas hob, extractor fan, integrated dishwasher, integrated fridge freezer, laminated flooring and has space for a dining table.

The living area of this space has laminated flooring, a radiator, a storage cupboard and double glazed French doors with a Juliette balcony

Master Bedroom

14'5" x 12'5" (4.40 x 3.80)

The main bedroom has a double glazed window and a radiator

Bedroom Two

12'5" x 8'6" (3.80 x 2.60)

The second bedroom has a double glazed window and a radiator

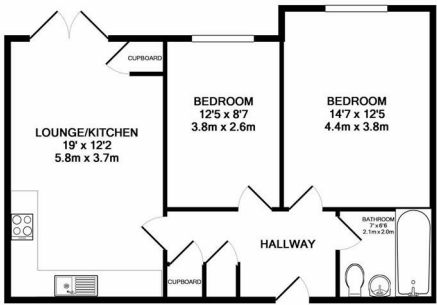
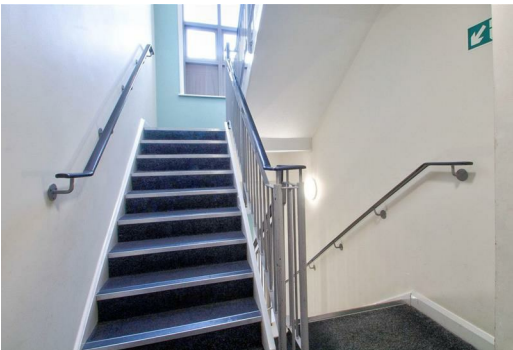
Bathroom

6'10" x 6'6" (2.10 x 2.00)

The bathroom has a bath with mains fed shower over, wall mounted hand basin, low level flush WC, tiled walls and tiled flooring

Outside

This property benefits from allocated, gated parking



TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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. 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	82
(69-80) C	84
(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	

