



Grafton Court, Canning Circus, Nottinghamshire NG7 3GH

Offers In The Region Of £85,000

CLOSE TO THE CITY CENTRE

This spacious two double bedroom first floor flat is situated with excellent access into the city and both universities. The property would make a fantastic first time buyer home or a great investment with a potential let of around £550pcm.

The flat has recently undergone many upgrades, including a newly fitted bathroom, double glazing, electric upgrades and redecoration throughout. There is an entrance hallway with useful storage cupboards, spacious lounge diner with a balcony along with a fitted kitchen, two double bedrooms and a recently fitted bathroom suite.

Outside there is a bike storage cupboard and communal gardens. The property is being sold with no upward chain.

NO UPWARD CHAIN



Reception Lobby

Leading to inner hall way, useful space, rubbish shoot.

Inner Hall

Wooden flooring, door to all rooms, radiator, phone entry system, two storage cupboards.

Kitchen

12'8" x 8'1" (3.86 x 2.46)

Range of base and upper units with roll edged work tops, space for a washer, fridge freezer and cooker, stainless steel sink mixer and drainer, storage cupboard, window to rear.

Lounge Diner

16'2" x 12'6" (4.93 x 3.81)

Wooden flooring, TV point, radiator, window to front door leading to balcony.

Balcony

Enjoying great views over Nottingham

Bedroom One

12'7" x 11'6" (3.84 x 3.51)

Wooden flooring, radiator, window to front.

Bedroom Two

11'7" x 9'2" (3.53 x 2.79)

Wooden flooring, radiator, window to rear.

Bathroom

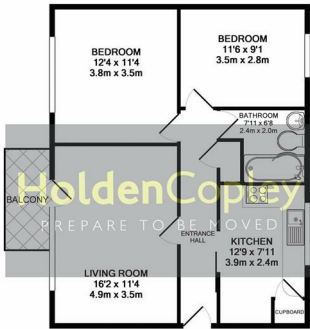
Three piece bathroom suite, bath with electric shower over, low level flush WC, sink and pedestal, window to rear.

Front and Side

Grafton Court has a secure entry system and resident only communal gardens.

Agents Notes

Under the estate agents act we would like to inform perspective buyers that the owner of this property is connected to HoldenCopley



TOTAL APPROX. FLOOR AREA 850 SQ.FT. (80.4 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. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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