



Maiden Lane, Nottingham, NG1 1GE
Price Guide £229,950



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CASH PURCHASERS ONLY

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INTRODUCTION

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KITCHEN

The luxurious, modern fitted kitchen benefits from a range of high gloss wall and base cupboard units which are finished with roll top work surfaces and complimented by under counter and feature lighting. There are a range of integrated appliances included a fridge, freezer, dishwasher, washer / dryer and electric oven, hob and extractor hood.

LIVING AREA

Opening on from the modern fitted kitchen is the spacious open plan living area which is neutrally decorated throughout with painted walls and wood effect laminate flooring. The room is well lit via double glazed windows which over look Maiden Lane whilst furniture includes a sofa, arm chairs, dining table with chairs, TV table, shelving unit and side tables.



BEDROOM ONE

Bedroom one is tastefully decorated throughout with painted walls and carpeted flooring. The room comes well furnished with a double bed with mattress, chest of drawers, in built wardrobe and desk with chair. A further door leads to...

EN SUITE SHOWER ROOM

The en suite shower room comes complete with a three piece white suite comprising of a low level WC, pedestal wash hand basin with mixer tap and walk in shower with chrome fittings.

BEDROOM TWO

Bedroom two is tastefully decorated throughout with painted walls and carpeted flooring. The room comes well furnished with a double bed with mattress, drawers, large wardrobe unit and desk with chair.

BEDROOM THREE

Bedroom three is well decorated throughout with painted walls and carpeted flooring. The room comes well furnished with a double bed with mattress, chest of drawers, in built wardrobe and desk with chair.

BATHROOM

The main bathroom benefits from a three piece white suite comprising of a low level WC, pedestal wash hand basin with mixer tap and bath with chrome fittings and shower over. The room is fully tiled with modern wall and floor tiling.

PARKING

This apartment comes complete with one secure allocated car parking space.

PLEASE NOTE

Service charge approximately £2300 annually.





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		
	74	82
England & Wales	EU Directive 2002/91/EC 	

1 The Gatehouse Short Stairs, Nottingham, Nottinghamshire, NG1 1JA
T. 0115 824 8333 | E. info@libertygate.co.uk
www.libertygate.co.uk

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