



Royal Victoria Court  
Gamble Street, Nottingham NG7 4ET

**£135,000 Leasehold**

A TWO BEDROOM, FIRST FLOOR FLAT  
SITUATED AT ROYAL VICTORIA COURT,  
NOTTINGHAM





**\*\* CALLING ALL FIRST TIME BUYERS & BTL INVESTORS \*\***

Robert Ellis Estate Agents are delighted to offer to the market this TWO DOUBLE bedroom first floor flat situated within a stones throw away from Nottingham City Centre and Alfreton Road.

The local area hosts a large range shops, eateries, and excellent transport in and out the City Centre - Perfect for First-Time-Buyers or BTL Investors,

The property benefits from having a gated intercom service making it secure for residents alongside ample parking spaces.

The property in brief comprises of; entrance hall, open plan lounge/ dining kitchen, two double bedrooms and a family bathroom.

This flat is IDEAL for either a FIRST-TIME BUYER or INVESTOR - Contact the office to arrange your viewing NOW!



### Entrance Hallway

Entrance door from the communal hallway leading to the property. Carpeted flooring. Intercom phone system. Ceiling light point. Coat hooks. Internal doors leading into Open Plan Lounge / Kitchen Diner, Bedroom 1, Bedroom 2 and Bathroom

### Open Plan Lounge / Kitchen Diner

15'0" x 20'4" approx (4.58 x 6.20 approx)

2 x Double glazed windows to the front elevation. Carpeted and Laminate flooring. 2 x Wall mounted radiators. Ceiling light points. Recessed spotlights to ceiling. Range of contemporary wall base and drawers units incorporating laminate worksurfaces above. Tiled splashbacks. Stainless steel sink and drainer unit with dual heat tap above. Integrated electric fan oven. Induction 4 ring hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Wall mounted boiler unit

### Bedroom 1

8'3" x 14'6" approx (2.54 x 4.42 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Bedroom 2

8'1" x 14'7" approx (2.48 x 4.46 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Bathroom

7'4" x 5'6" approx (2.24 x 1.68 approx)

Double glazed opaque window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted heated towel rail. Ceiling light point. 3 piece suite comprising of a bath with dual heat tap and electric shower unit above, pedestal wash hand basin with hot and cold taps and a low level flush WC. Extractor unit

### Council Tax

Local Authority Nottingham

Council Tax band B

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

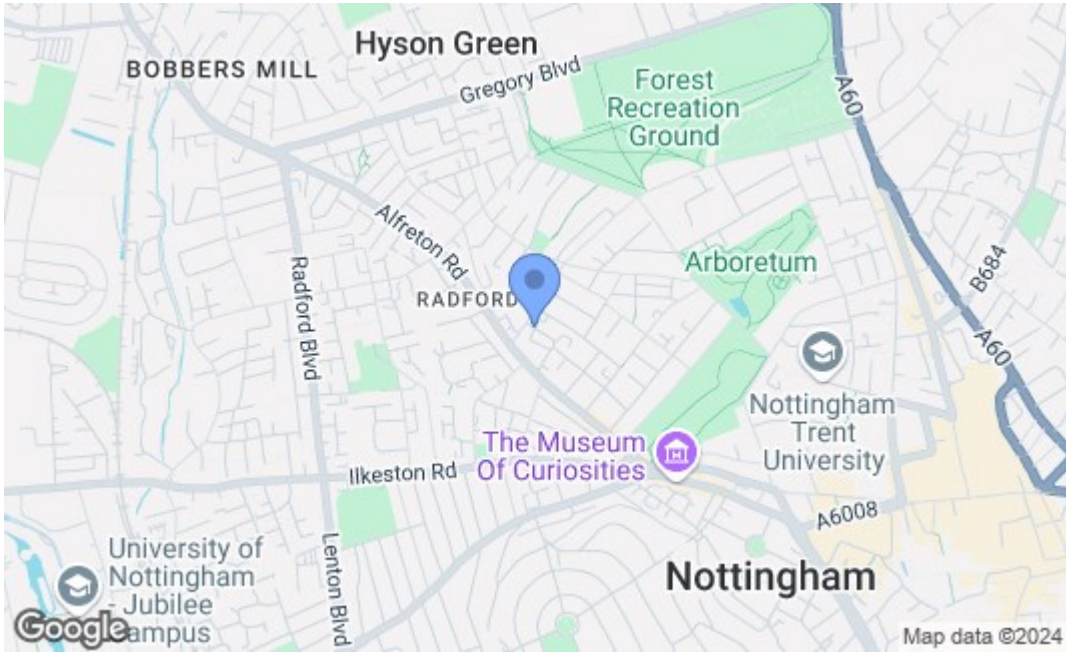
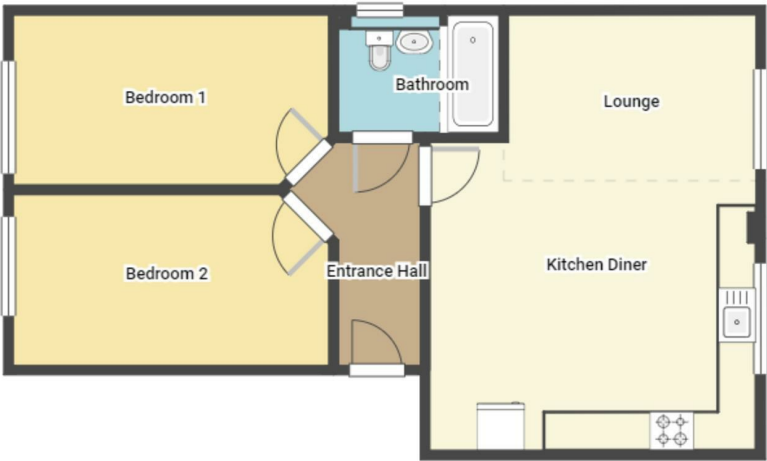
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.