Robert Ellis

look no further. . .

Nicholson Close
Redhill, Nottingham NG5 8RQ

A TWO BEDROOM FIRST FLOOR MAISONETTE WITH DOUBLE DRIVEWAY SITUATED IN REDHILL, NOTTINGHAM.

Offers Over £160,995 Leasehold

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** NO UPWARD CHAIN ** IDEAL FOR FIRST-TIME BUYERS OR INVESTORS **

Robert Ellis Estate Agents are proud to offer to the market this FANTASTIC TWO-BEDROOM, MAISONETTE APARTMENT situated in Redhill, Nottingham.

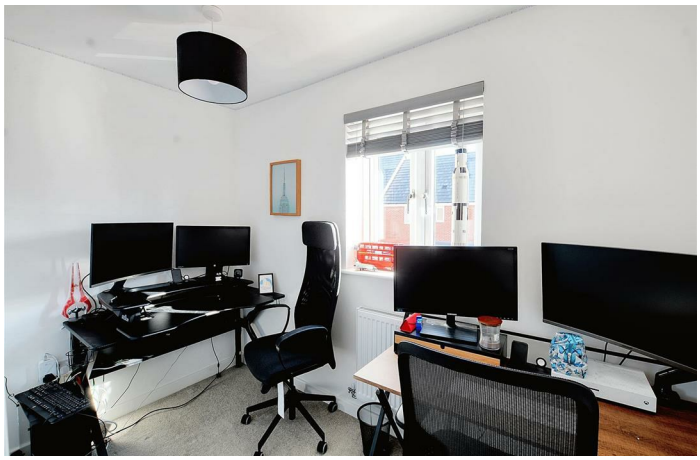
The property is Ideally located with easy access to the A60 ring road and Nottingham University Hospital. Whilst also convenient for Arnold High Street, hosting a wide range of shops, eateries, and excellent transport links into the city.

This two-bedroom maisonette offers spacious accommodation whilst being well presented throughout, perfect for any first-time buyers or investors alike.

Upon entry, you are welcomed into the entrance hallway which has stairs leading to the first floor landing, the hallway is open through to the open-plan living room / kitchen and has doors leading into the first double bedroom, second bedroom (currently utilised as a study) and the modern family bathroom with a modern three-piece suite.

The property also benefits from a large double driveway.

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



Entrance Hallway
5'03 x 4'01 approx (1.60m x 1.24m approx)
Modern double glazed composite front entrance door to the front elevation. UPVC double glazed windows to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Electrical consumer unit. Carpeted staircase to First Floor Landing

First Floor Landing
Carpeted flooring. Wall mounted radiator. Ceiling light points. Loft access hatch. Open through to Open Plan Living Room / Kitchen. Internal doors leading into Bedroom 1, 2 and Family Bathroom

Open Plan Living Room / Kitchen
19' x 12' approx (5.79m x 3.66m approx)

Living Area
9'9 x 12' approx (2.97m x 3.66m approx)
UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Ample space for seating

Kitchen Area
8'5 x 12' approx (2.57m x 3.66m approx)
UPVC double glazed window to the side elevation. Linoleum flooring. Wall mounted radiator. Recessed spotlights to ceiling. Range of contemporary wall base and drawers units with roll edge laminate worksurfaces above. Stainless steel sink and drainer unit with dual heat tap above. Integrated Whirlpool oven. 4 ring hob with stainless steel splashback and extractor unit above. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Ideal gas central heating combination boiler housed within matching cabinet

Bedroom 1
14'09 x 13'06 approx (4.50m x 4.11m approx)
This spacious master bedroom benefits from having UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Large built-in store providing useful additional storage space (4'9 x 4'3 approx)

Bedroom 2
5'04 x 9'10 approx (1.63m x 3.00m approx)
UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

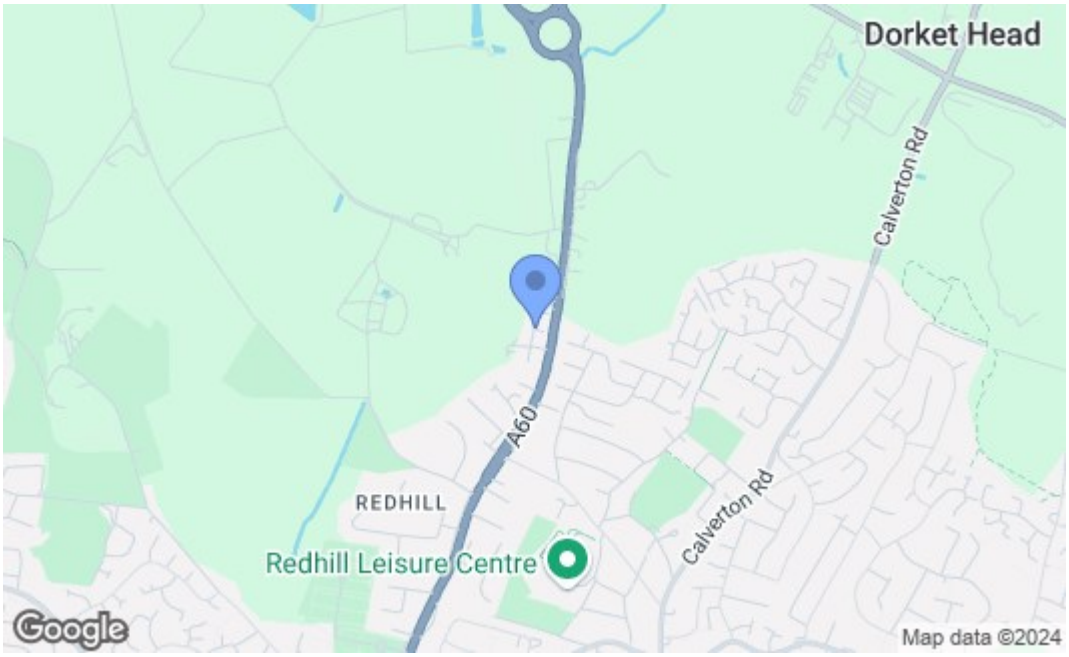
Family Bathroom
9'08 x 5'06 approx (2.95m x 1.68m approx)
UPVC double glazed window to the side elevation. Linoleum flooring. Tiled splash backs. Wall mounted radiator. Ceiling light point. Extractor fan. Modern 3 piece suite comprising of a panel bath with dual heat tap and a mains fed shower above, pedestal wash hand basin with dual heat tap and a low level flush WC

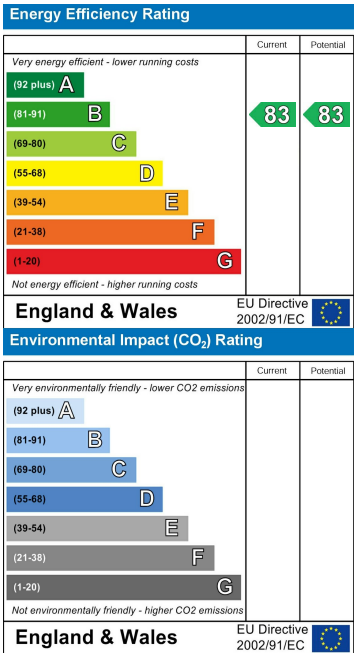
Outside of Property
Double driveway providing off the road parking. Pathway leading to front entrance

Council Tax
Local Authority Gedling
Council Tax band A

Agents Notes
BT & Virgin Media connection points

Agents Notes: Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 7mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, 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





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.

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