Robert Ellis

*look no further...*

Maid Marian Way
Nottingham NG1 6BB

**Guide Price £40,000 Leasehold**

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Robert Ellis Estate Agents are delighted to present this modern self-contained studio apartment, situated within a purpose-built student accommodation development in the heart of Nottingham City Centre. Offering an excellent investment opportunity, this well-maintained property is ideally positioned within walking distance of Nottingham Trent University, with convenient transport links to the University of Nottingham and a wealth of city centre amenities.

The accommodation comprises a bright and spacious open-plan studio featuring a fitted kitchenette with integrated appliances, a comfortable living and sleeping area, useful built-in storage, a dedicated study space and a contemporary shower room. Designed with student living in mind, the apartment offers a practical and low-maintenance layout.

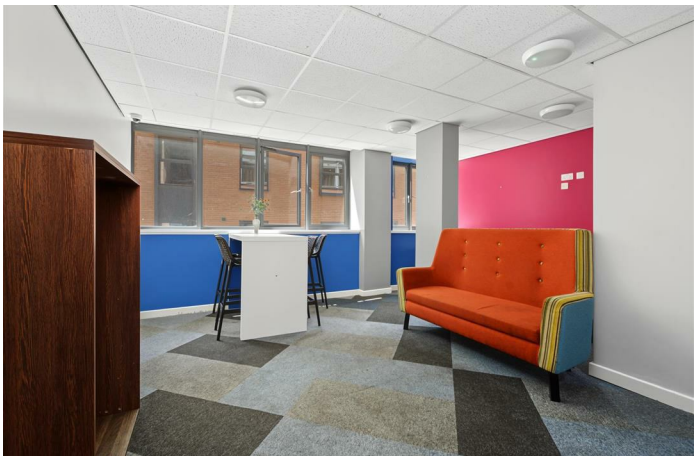
Residents also benefit from excellent on-site facilities, including a communal lounge, gym and secure entry system, creating a safe and sociable environment.

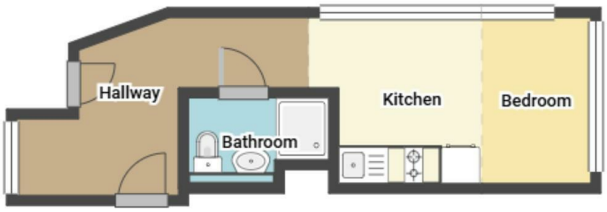
Ideally located close to shops, restaurants, bars and public transport, this is a fantastic opportunity for investors seeking a student property in one of Nottingham's most desirable city centre locations.

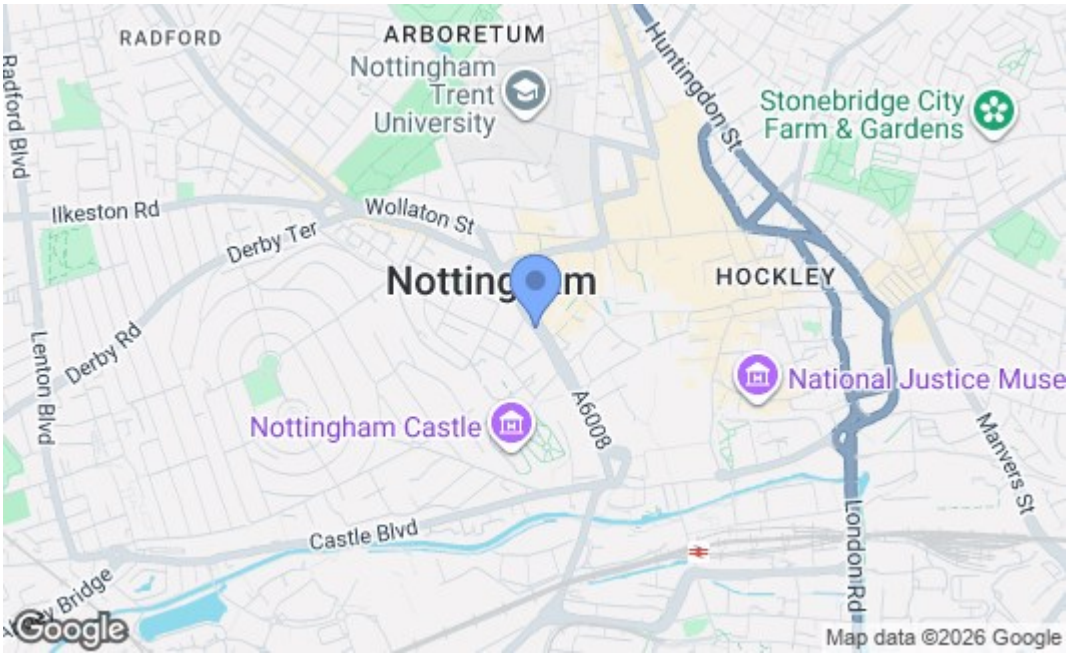
Studio
25'36 x 7'55 approx (7.62m x 2.13m approx)
LVT flooring, double glazed windows, storage cupboard, intercom, vanity area with storage, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, two ring induction hob, integrated oven, space and point for a fridge freezer, extractor fan, door to shower room.

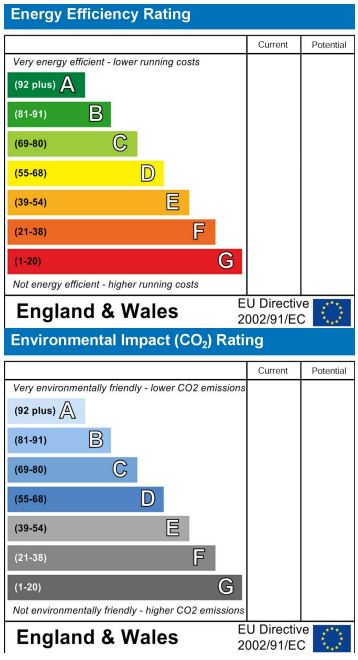
Shower Room
6'25 x 3'74 approx (1.83m x 0.91m approx)
Shower enclosure with mains fed shower, tiled splashbacks, handwash basin with mixer tap, WC.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 5500mbps
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






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.