Robert Ellis

look no further...

Camomile Gardens,
Bobbers Mill, Nottingham
NG7 5GB

£105,000 Leasehold

0115 648 5485

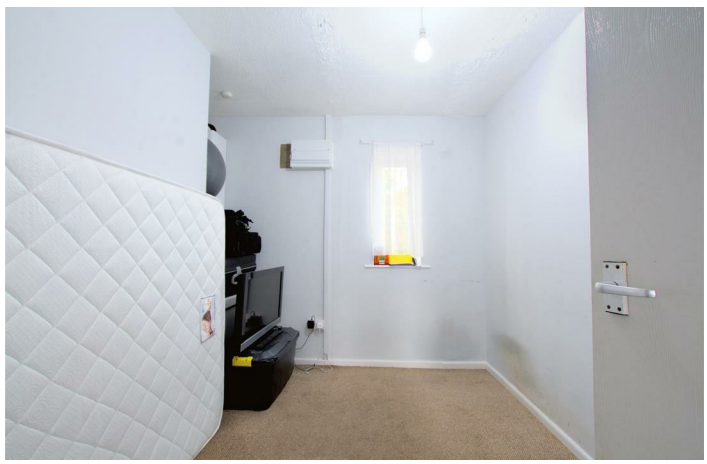
/robertellisestateagent @robertellisea

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

The property is Ideally located within walking distance of Hyson Green High Street, hosting a wide range of shops, eateries, and excellent transport links into the city. This two-bedroom flat offers spacious accommodation whilst being well presented throughout, perfect for any first-time buyers or investors alike.

Upon entry, you are welcomed into the lobby which has stairs leading to the entrance Hallway with built-in storage. Doors lead off the Hallway to the lounge/dinner, fitted kitchen, family Shower room with a three-piece suite, first double bedroom, and second double bedroom. Outside we have a communal garden and parking.

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



Entrance Hallway
Double glazed entrance door to front elevation. Tiled flooring. Meter cupboard. Storage cupboard. Glazed door leading into:

Inner Hallway
Wall mounted radiator. Laminate flooring. Ceiling light point. Staircase to the first floor landing. Panelled doors.

Living Room
13'11 x 14'9 approx (4.24m x 4.50m approx)
Four bar wall mounted gas fire. Wall mounted radiator. Laminate floor covering. Ceiling light point. UPVC double glazed window to the rear elevation. Internal panelled dooring leading into:

Kitchen
9'07 x 7'06 approx (2.92m x 2.29m approx)
Range of fitted wall and base units incorporating laminate work surface over. Space and point for freestanding gas cooker with extractor hood over. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Stainless steel sink with mixer tap above. Tiled splash backs. Linoleum flooring. UPVC double glazed window to the rear elevation.

Bedroom 1
11'9 x 10'11 approx (3.58m x 3.33m approx)
Wall mounted radiator. Laminate floor covering. Ceiling light point. UPVC double glazed window to the rear elevation.

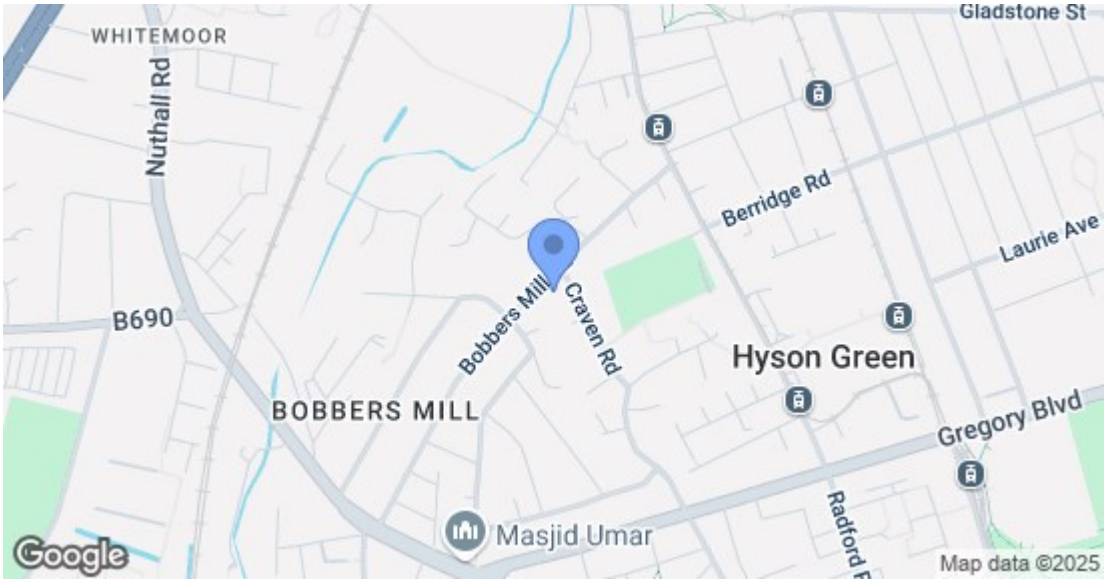
Bedroom 2
9'6 x 10 approx (2.90m x 3.05m approx)
Wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating throughout the property. Wall mounted electrical consumer unit. Wall mounted radiator. Loft access hatch providing additional storage. Carpeted flooring. Ceiling light point. UPVC double glazed window to the front elevation.

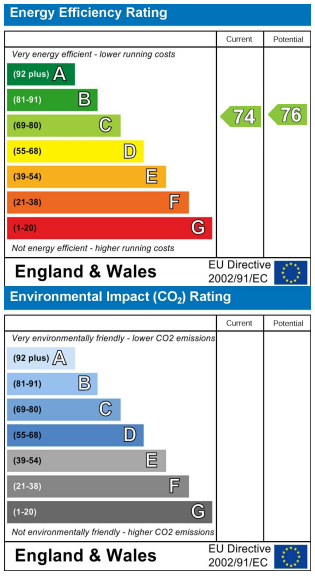
Family Bathroom
8'09 x 4'02 approx (2.67m x 1.27m approx)
Quadrant Shower Enclosure incorporating electric shower above. Wall hung vanity wash hand basin with tiled splash backs. Low level flush W/C. Heated towel rail. Ceiling light point. UPVC double glazed window to the front elevation.

Outside Property
Communal gardens to front and side elevation. Pathway leading to front elevation.

Council Tax
Council Tax Band: A
Local Authority: Nottingham

Agents Notes: Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 12mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, Three, EE
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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485