



Cranbrook Street,  
, Nottingham  
NG1 1EJ

**£95,000 Leasehold**



**\*\*INVESTMENT OPPORTUNITY\*\* \*\* TENANT IN SITU\*\***

Robert Ellis is delighted to offer for sale this ONE-BEDROOM apartment located in the heart of Nottingham City Centre. The property benefits from LIFT ACCESS to each floor and is offered to the market with NO ONWARD CHAIN!

The flat is located on the 2nd floor.

The property is within walking distance from the city centre shops, and transport links.

Internally the property comprises of an open-plan living space and kitchen, bedroom, and bathroom.

A viewing of this property is highly recommended to appreciate the accommodation on offer!

Selling with no upward chain, contact the office to arrange your viewing today.



### Entrance Hallway

10'4" x 4" approx (3.15m x 1.22m approx)

Front entrance door, secure communal entry system, wall mounted radiator, Recess spotlights to the ceiling, internal panelled doors leading through to:

### Store

16'4" x 16'4" x 6'6" x 36'1" approx (5'05" x 2'11" approx)

Additional storage cabinet housing gas metre and electrical consumer unit.

### Open Plan Living/Kitchen

72'2" x 26'2" x 36'1" approx (22 x 8'11" approx)

UPVC double glazed window to the front elevation, wall mounted double radiator, ceiling light points. BT Telephone point, ample space for living and dining areas with a range of matching wall and base units incorporating laminate work surface over, one and a half bowl stainless steel sink with mixer tap above. Integrated oven with four ring gas hob, stainless steel splashback and stainless steel extractor hood over, recess spotlights to the ceiling, integrated washing machine, integrated fridge, tiled splashbacks, ample storage units, Gloworm gas central heating Combi Boiler.

### Bedroom One

36'1" x 16'4" x 29'6" x 3'3" approx (11'05" x 9'01" approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bathroom

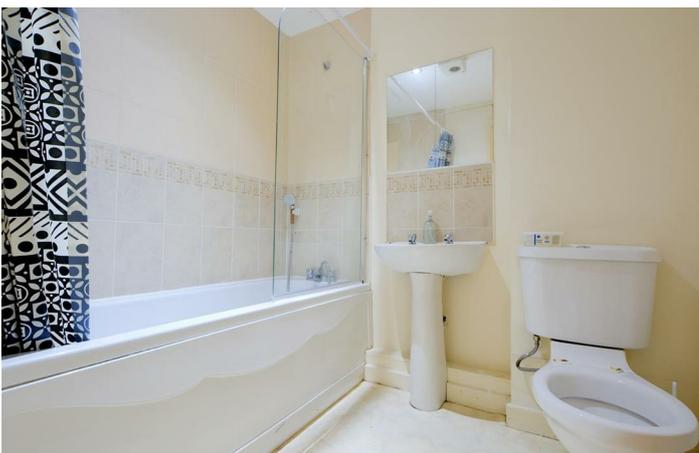
6'10" x 5'09" approx (2.08m x 1.75m approx)

Low level flush W.C, pedestal wash hand basin, panelled bath with mixer shower attachment over, tiled splashbacks, Recess spotlights to the ceiling and extractor unit and wall mounted radiator.

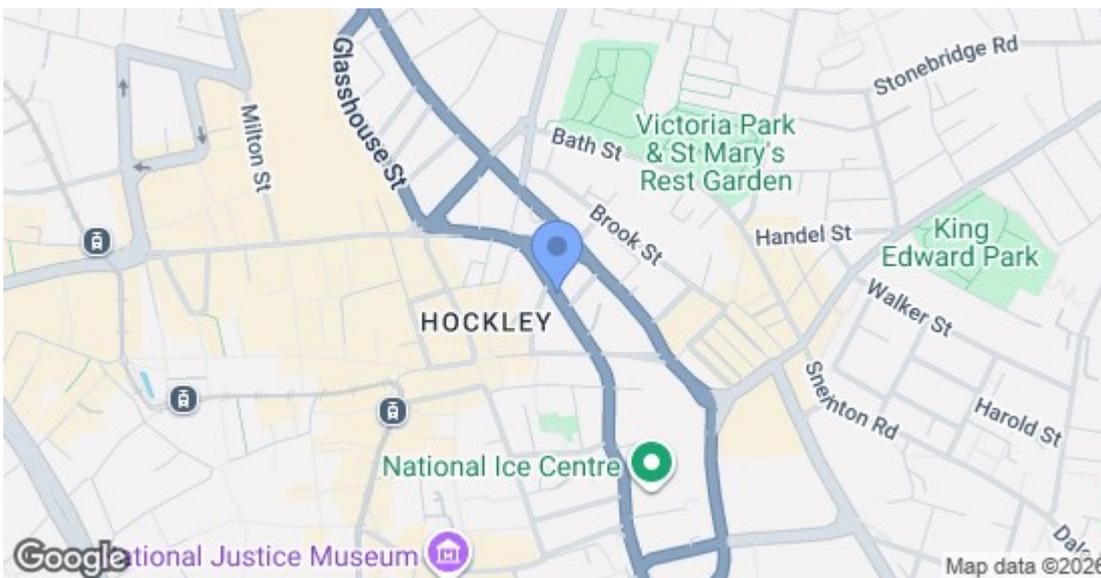
### Council Tax Band

Nottingham City Council Band B

414NM/HM



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.