



**Greenbanks 49 Woodthorpe Drive  
Woodthorpe, Nottingham NG5 4GG**

**A ONE BEDROOM GROUND FLOOR  
APARTMENT FOR SALE IN WOODTHORPE!**

**Offers In The Region Of**

**£150,000 - £160,000**

**0115 648 5485**



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Robert Ellis Estate Agents are pleased to present this well-located one-bedroom ground floor apartment, ideal for first-time buyers or investors looking for a low-maintenance property in the popular area of Woodthorpe.

Accessed via a secure main entrance, the apartment features a private entrance hall leading to a bright open-plan kitchen/living/dining area, a double bedroom, a modern bathroom, and a handy storage cupboard.

Set in a desirable residential area with excellent access to local amenities, transport links, and across there road Woodthorpe Park, this apartment offers both comfort and convenience.

Perfect as a first home or a buy-to-let investment – don't miss out!



### Entrance Hall

Entrance door leading into the entrance hallway comprising laminate floor covering, wall mounted electric storage heater, storage cupboard, intercom service, doors leading off to:

### Lounge/Kitchen/Diner

26'11" x 12'1" approx (8.21 x 3.70 approx)

French doors to the rear elevation giving access to outdoor space, carpeted flooring, wall mounted electric storage heater, tiled flooring to the kitchen area, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with four ring electric hob over and extractor hood above, integrated fridge freezer, integrated dishwasher, spotlights to the ceiling.

### Bedroom

9'2" x 11'7" approx (2.81 x 3.54 approx)

Double glazed window to the rear elevation, wall mounted electric storage heater, carpeted flooring,

### Bathroom

Tiled flooring, tiled splashbacks, spotlights to the ceiling, WC, panelled bath with mains fed shower over, hand wash basin with separate hot and cold taps.

### Outside

Parking space to the front and side of the building, communal garden to the rear.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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.