Robert Ellis

look no further...

Ashburnham Avenue,
Lenton, Nottingham
NG7 1QD

£165,000 Leasehold

0115 922 0888

/robertellisestateagent @robertellisea

Welcome to this modern flat located on Ashburnham Avenue in the vibrant area of Lenton, Nottingham. Built in 2020, this property offers a contemporary living experience, perfect for those seeking comfort and convenience.

The flat features a spacious reception room, ideal for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or professionals looking for a comfortable home. The bathroom is designed with modern fixtures, ensuring a pleasant and functional space for your daily routines.

One of the key advantages of this property is the dedicated parking space for one vehicle, a valuable asset in this bustling area. Lenton is known for its lively atmosphere, with a variety of local amenities, shops, and eateries just a short distance away. The flat's location also provides easy access to public transport, making it convenient for commuting to Nottingham city centre and beyond.

This property is an excellent opportunity for first-time buyers or investors looking to add to their portfolio. With its modern design and prime location, it is sure to attract interest. Do not miss the chance to make this delightful flat your new home.

Entrance Hall
Entrance door, UPVC double glazed window, radiator, large cloakroom/store cupboard, and doors to the bathroom, two-double bedrooms and kitchen living diner.

Kitchen Living Diner
17'8" x 16'4" (5.4m x 5m)
A light and airy open plan space with UPVC double glazed windows to both sides, radiator, carpet in the lounge area, laminate flooring in the kitchen area, UPVC double glazed French doors with flanking windows, a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and aluminium splashback, and extractor fan over, integrated fridge freezer, dishwasher and washing machine, and spotlights to ceiling.

Bedroom One
12'2" x 10'8" (3.72m x 3.27m)
A carpeted double bedroom with UPVC double glazed window and radiator.

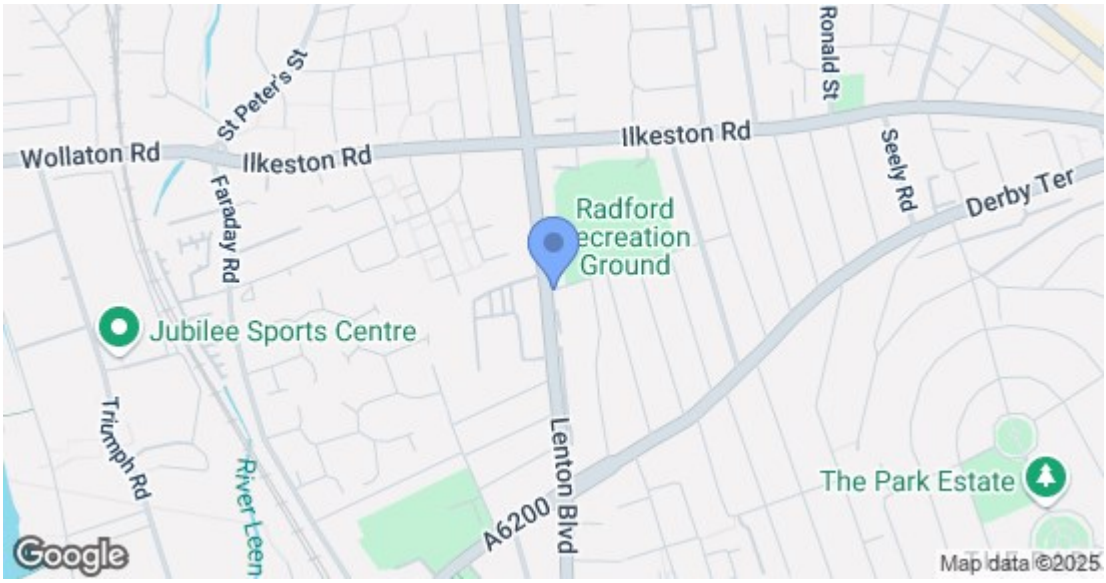
Bedroom Two
16'4" x 9'0" (4.98m x 2.75m)
A carpeted double bedroom with UPVC double glazed window and radiator.

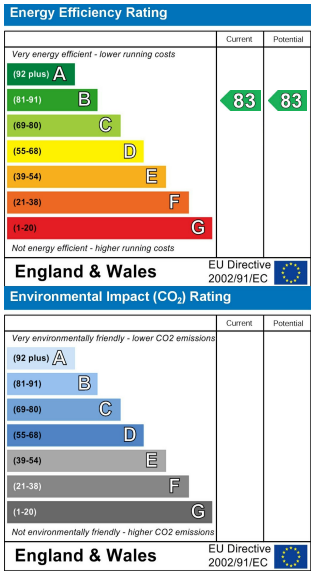
Bathroom
Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, laminate flooring, tiled splashback, radiator, UPVC double glazed window, and extractor fan.

Outside
Outside the property benefits from a designated parking space and an additional visiting parking space.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888