Robert Ellis

look no further...

Holyrood Court,
Bramcote, Nottingham
NG9 3NG

£125,000 Leasehold

A self contained two bedroom first floor apartment.

Offering a bright and well maintained interior with a pleasant outlook this excellent property is considered ideal for a first time buyer, investor or those looking to downsize.

In brief, the well proportioned interior comprises entrance hallway, first floor landing, hallway, lounge/diner, kitchen, bathroom and two bedrooms.

Outside the property has a brick and tile garage with unallocated parking in front.

Readily accessible for the town of Beeston, Bramcote Lane shops and Nottingham city centre as well as being ideally placed for the QMC, Nottingham University and the A52, this chain free property is a great opportunity.

Entrance Hallway
A composite panelled entrance door leads to hallway with stairs off to first floor landing and UPVC double glazed window.

Inner Hallway
With radiator and loft hatch.

Lounge/Diner
19'3" x 10'7" + bay (5.88 x 3.25 + bay)
With radiator, UPVC double glazed boxed bay window and decorative fire surround.

Kitchen
9'6" x 8'11" (2.92 x 2.73)
With a range of fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, plumbing for a washing machine, a New World gas cooker with air filter above, integrated fridge and freezer, UPVC double glazed window and radiator.

Bedroom One
11'6" x 9'9" (3.52 x 2.99)
With UPVC double glazed window and radiator.

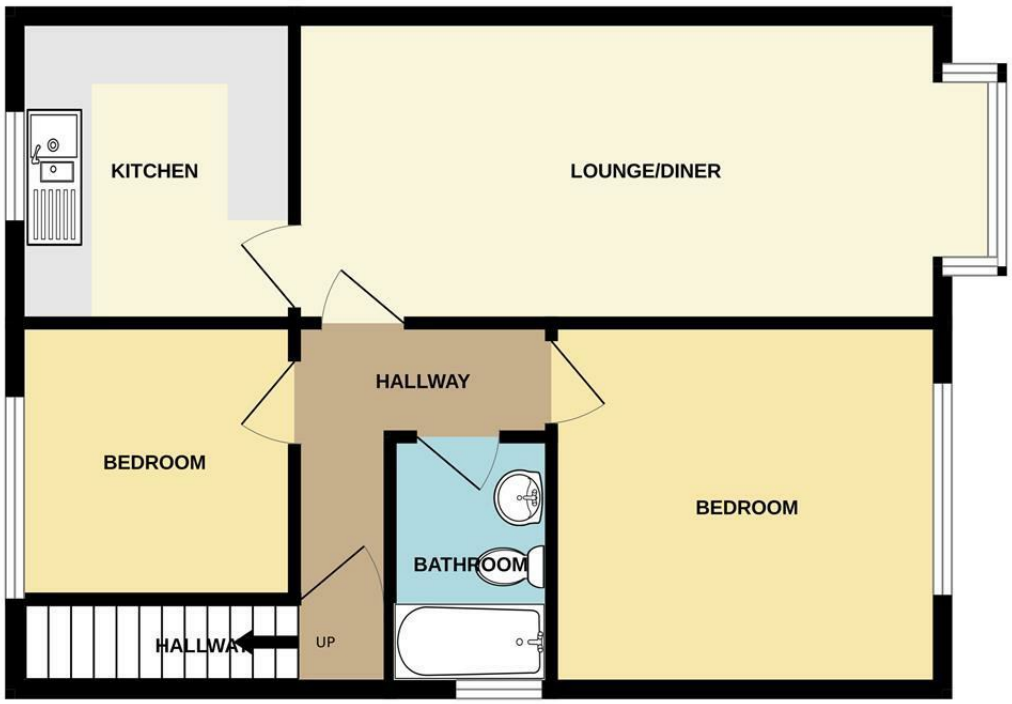
Bedroom Two
9'4" x 9'0" (2.87 x 2.75)
With UPVC double glazed window, radiator and useful over stairs cupboard housing the boiler.

Bathroom
Incorporating a three piece suite comprising WC, pedestal wash hand basin, bath with Mira shower over, fully tiled walls, radiator and UPVC double glazed window.

Garage
17'4" x 8'6" (5.29 x 2.60)
With up and over door to the front, light and power.

Lease Details
The property had a 99 year lease granted on 01/02/1989, there is broadly 65 years left on the lease.
Service Charge - There are no services charges for the property as there is no communal area.
Ground Rent - £91.32 per annum.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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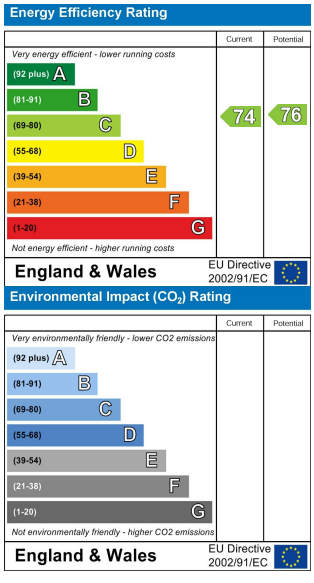

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