Robert Ellis

look no further...

Wollaton Vale,
Wollaton, Nottingham
NG8 2GS

£160,000 Leasehold

0115 922 0888

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A spacious self-contained two-bedroom first floor flat.

Available to the market with the benefit of chain free possession, this excellent flat situated in a small development and is considered ideal for a first buyer, investor, or those looking to downsize.

In brief the internal accommodation comprises: entrance hall, kitchen diner, inner hallway, sitting room, two-double bedrooms and shower room.

Outside the property is set in communal maintained grounds, with lawned areas to front and rear, a drying area, communal parking, and a dedicated garage.

Occupying a established and sought-after residential location with regular bus routes, and easy access to Bramcote Lane shops, doctors and a wide range of other facilities.

Recess porch shelters the wooden entrance door with glazed panels.

Hallway
With stairs off to the first floor landing, with loft hatch with ladder to large partially boarded loft space, ideal for storage, and useful storage cupboard.

Kitchen Diner
14'2" x 9'4" (4.32m x 2.85m)
Fitted wall and base units, work surfacing with tiled splash back, single sink and drainer with mixer tap, inset electric hob with extractor above and electric oven below, plumbing for a washing machine, integrated fridge and freezer, UPVC double glazed window, wall mounted electric heater, walk-in pantry cupboard with UPVC double glazed window.

Inner Hallway

Sitting Room
15'8" x 12'0" (4.78m x 3.66m)
Electric heater, UPVC double glazed window, and fuel effect electric fire with granite style hearth and surround and Adam style mantle.

Bedroom One
11'11" x 10'11" (3.65m x 3.33m)
UPVC double glazed window, wall mounted electric heater, fitted wardrobes and side table.

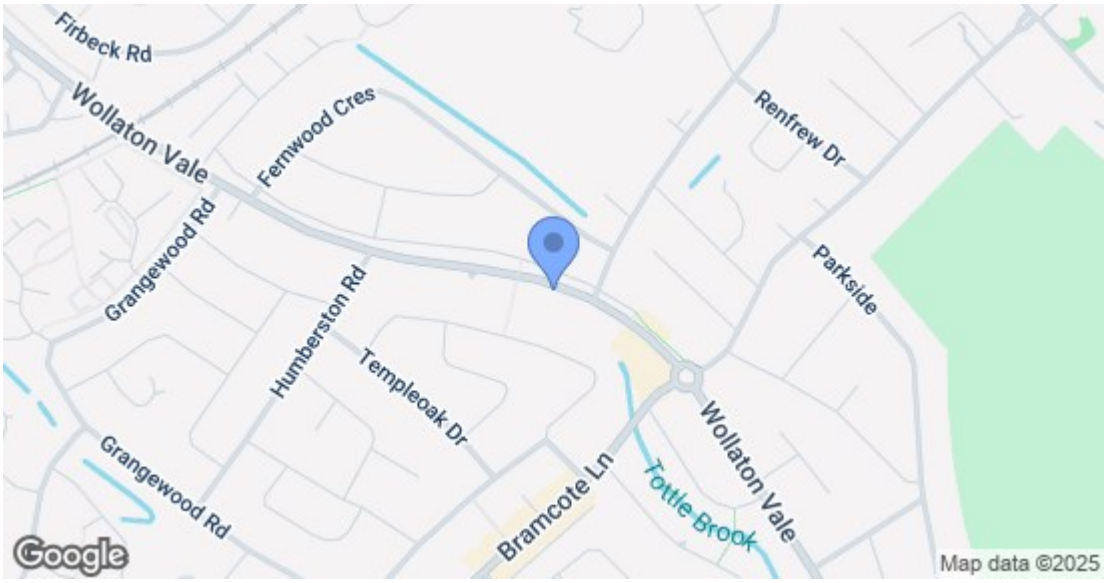
Bedroom Two
10'11" x 9'10" (3.33m x 3.01m)
UPVC double glazed window, and electric heater.

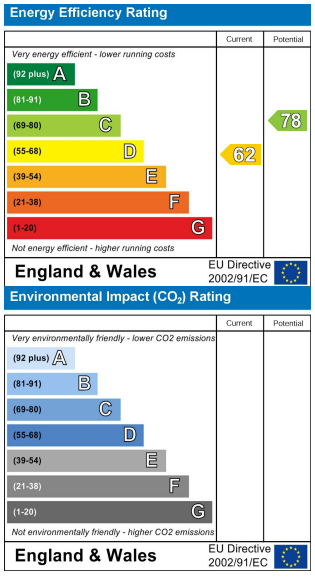
Shower Room
7'8" x 6'11" (2.36m x 2.12m)
Fitted with a WC, wall mounted wash-hand basin inset to vanity unit with illuminated mirror above, shower cubicle with MX electric shower over, fully tiled walls, UPVC double glazed window, airing cupboard housing the hot water cylinder with slatted shelves above.

Outside
The property sits in communal grounds which are primarily lawned with a drying area, communal parking and the property has a benefit of a garage within a block to the rear of the building.

Material Information:
Leasehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Electric Heaters
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: Cannot let out unless it's family.
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.





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