



Great Hoggett Drive,  
Chilwell, Nottingham  
NG9 4HQ

**£110,000 Leasehold**

0115 922 0888



/robertellisestateagent



@robertellisea



A modern self-contained ground floor maisonette ideal for a first-time buyer or investor. Courtyard providing parking, energy efficient. Click or call for more information.

A modern ground floor one bedroom maisonette.

Situated in a private small development of two one-bedroom maisonettes constructed in 2015 located in this established residential suburb. Excellent energy efficient property with an EPC B81 rating

Offering approximately 30 square metres of internal space which is electrically heated and double glazed and comprises an open plan living/kitchen area, inner lobby, Double bedroom and shower room/WC.

The property benefits from off street parking for two vehicles within a private courtyard as well as the use of front and rear gardens shared with the ground floor maisonette.

This first floor maisonette within this development is for sale at £110,000.

For investment purposes this property should expect a gross yield of around 9% should this be of interest to a property investor.

Situated in this established residential suburb, highlighted as an up and coming area for the recent development of the Nottingham Express Tram system, a stop is within walking distance of the building and provides convenient quick access to Beeston town centre, Nottingham University, the Queen's Medical Centre and Nottingham city centre itself.



## GROUND FLOOR 40A

### Living/Kitchen

12'11" x 12'7" (3.95 x 3.85)

A fitted kitchen including a range of base units with worksurfaces and inset stainless steel sink unit with single drainer. Built in electric oven and hob. Plumbing and space for washing machine. Electric heater, double glazed window to the front. Door to lobby.

### Lobby

With store area and doors to the bedroom and shower room

### Bedroom

10'2" x 8'11" (3.12 x 2.72)

With electric heater and double glazed window to the rear.

### Shower Room

5'8" x 5'4" (1.73 x 1.63)

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC and shower cubicle with electric shower. Double glazed window.

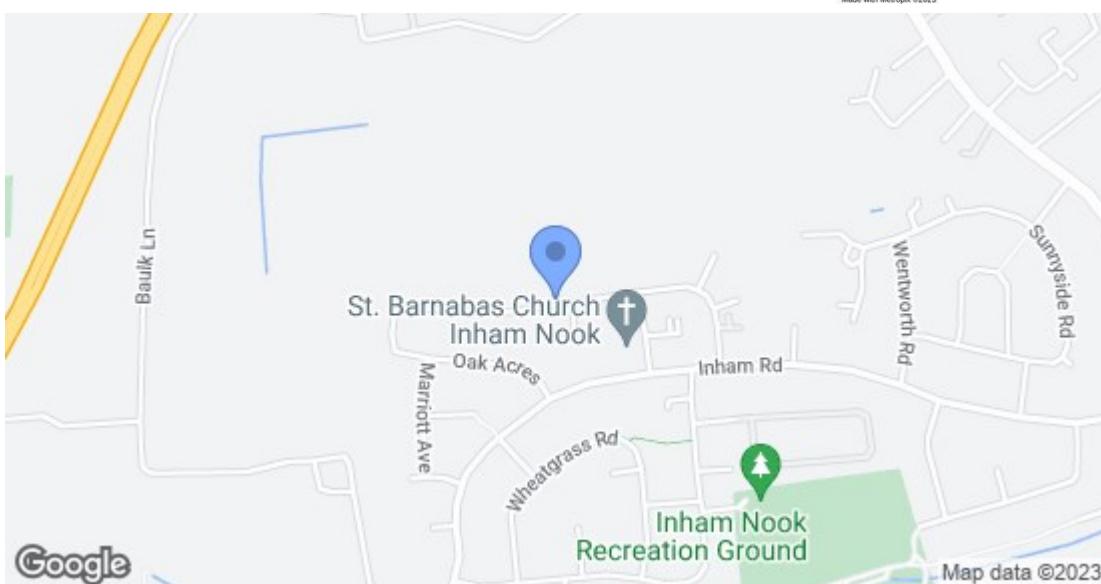
The property will be sold with a brand new 999 lease. A service charge will be set up in order to cover the costs of maintenance of the communal grounds, buildings insurance and other associated costs. Further information will be available upon request.



GROUND FLOOR FLAT



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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



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