



Greenwood Gardens,  
Bilborough, Nottingham  
NG8 4JR

**£135,000 Leasehold**



Situated in Bilborough, you are within walking distance to Bilborough College and a short distance to a variety of other amenities including shops, public houses, healthcare facilities and transport links.

This great apartment would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buyer to let portfolio.

In brief the internal accommodation comprises; an entrance hall, open plan living and dining room, double doors through to the kitchen, two double bedrooms and bathroom.

Outside the property is an allocated parking space and additional visitors parking.

Having been well loved by the current homeowners this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



## Apartment Block Entrance

Intercom entrance from the main door with stairway to the second floor.

## Entrance Hall

Door through to the entrance hall, with laminate flooring, radiator and access to a useful storage cupboard and loft hatch.

## Living Dining Room

14'4" x 13'11" (4.37m x 4.25m )

Reception room, with laminate flooring, radiator, UPVC double glazed windows to the side aspect and French doors to a Juliet balcony.

## Kitchen

8'11" x 8'3" (2.72m x 2.53m )

Fitted with a range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset five ring gas hob with extractor fan above and integrated electric oven, microwave and fridge freezer. Space and fittings for freestanding washing machine.

## Bedroom One

13'8" x 8'3" (4.19m x 2.53m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the side aspect.

## Bedroom Two

8'5" x 7'5" (2.58m x 2.27m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the side aspect.

## Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower tap fittings and glass shower screen, part tiled walls and radiator.

## Outside

The property has an allocated parking space and additional visitors parking available.

## Material Information:

Leasehold

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

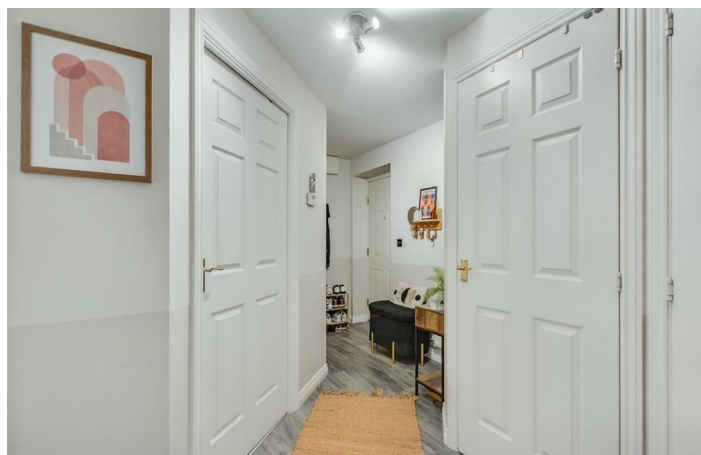
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

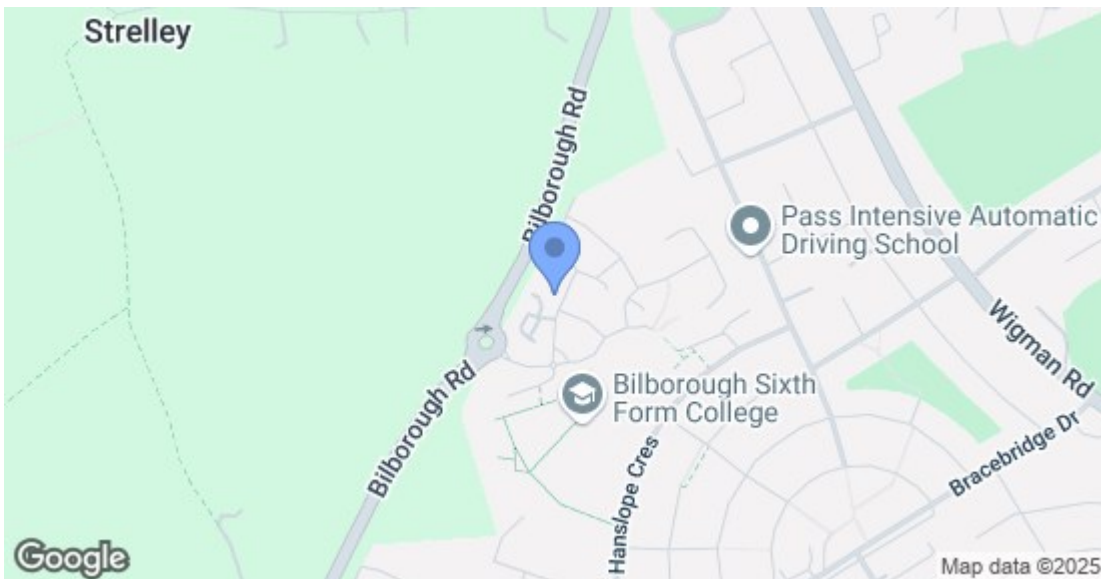
Has the Property Flooded?: No

## 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.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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