



Alderney Street  
Nottingham  
NG7 1HD

**£80,000 Leasehold**



An ideally located studio apartment situated within walking distance of Nottingham city centre being offered to the market with the benefit of no upward chain. This apartment would make the perfect purchase for a first time buyer or an investor looking to add to their rental portfolio.

Situated on the outskirts of Nottingham city centre the apartment is surrounded by local amenities including shops, restaurants, public houses and Nottingham University. The location of the property also provides easy access to transport links with a bus stop at the end of the road, a tram stop just a short walk away and Nottingham train station for journeys further afield.

In brief, the internal accommodation comprises: An open living space with kitchen and separate bathroom.

The property benefits from a balcony overlooking a well maintained communal area with a pond and lawned space shared by the apartment block. There is a car park for resident parking.

An early internal viewing comes highly recommended in order to be fully appreciated.



## Communal Areas

A secure entrance door leads through to communal areas which leads to the second floor apartment.

## Living Space With Kitchen Space

With laminate flooring, electric heater and UPVC double glazed sliding door to the balcony.

## Kitchen Area

With wall, base and drawer units with worksurfaces over and inset sink with drainer. Integrated electric oven and hob with space and fittings for freestanding appliances to include fridge/freezer and dishwasher.

## Bathroom

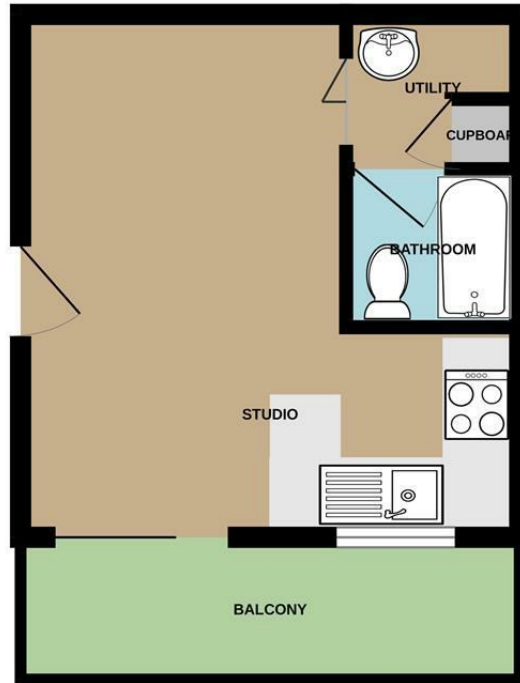
Incorporating a three piece suite comprising bath with tap shower fittings and glass shower screen, wash hand basin and WC.

## Outside

The property benefits from a balcony overlooking a well maintained communal area with a pond and lawned space shared by the apartment block. There is a car park for resident parking.

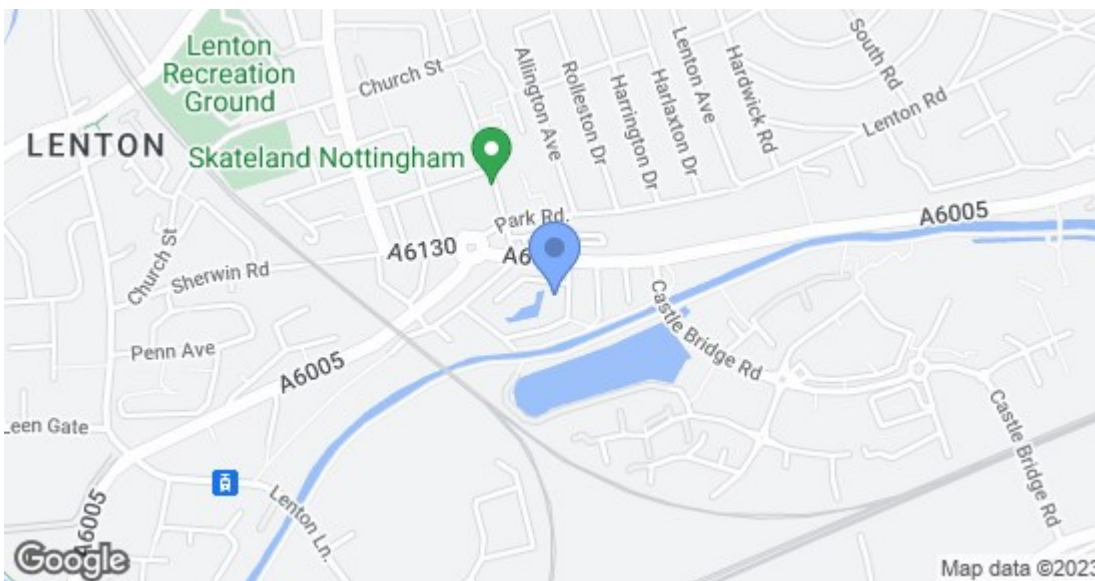


GROUND FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 202 sq.ft. (18.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		67	
(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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