



Wollaton Vale,  
Wollaton, Nottingham  
NG8 2GS

**£160,000 Leasehold**



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

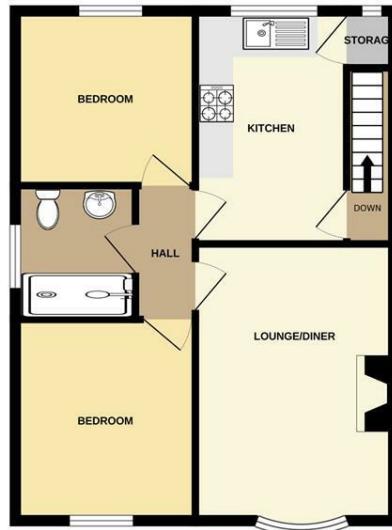
### Disclaimer:

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.

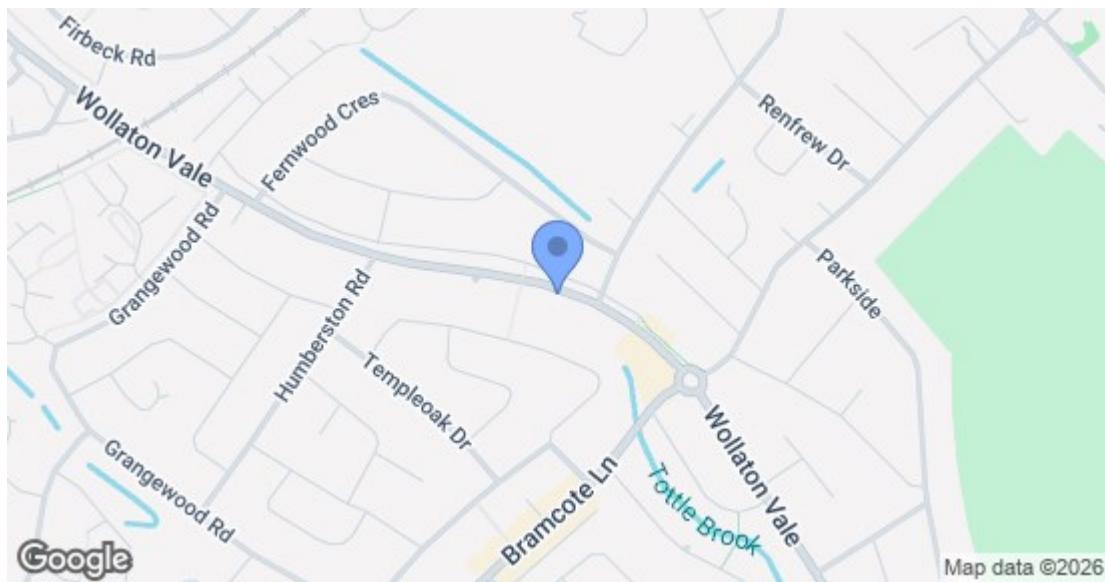


GROUND FLOOR  
30 sq.m. (32 sq.m.) approx.

1ST FLOOR  
52.1 sq.m. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 85.1 sq.m. (91.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These floorplans are for guidance only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Made with MySiphi 02/25



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