



9 Tonnelier Road  
Nottingham  
NG7 2RW

**£120,000 Leasehold -  
Share of Freehold**

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A conveniently placed two bedroom, first floor apartment.

Situated on the outskirts of the City Centre, you are positioned with a wealth of local amenities on your doorstep including the Queens Medical Centre, The University of Nottingham, shops, public houses, healthcare facilities, restaurants, and transport links.

The 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 buy to let portfolio.

In brief the internal accommodation comprises; Communal Entrance Hall to the first floor, Entrance Hall, Living Room, Kitchen, Two Bedrooms and Bathroom. From the living room is a balcony for outdoor seating.

Offered to the market with the benefit of no upward chain this property is well worthy of an early internal viewing.



## Communal Entrance Hall

Secure main entrance door up to the first floor.

## Entrance Hall

Entrance door through to a carpeted hall with an electric storage heater.

## Living Room

19'10" x 9'1" (6.06m x 2.77m )

Carpeted room, with electric storage heater, window to the side aspect and sliding door to the balcony.

## Kitchen

9'1" x 7'11" (2.77m x 2.42m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap. Space and fittings for freestanding appliances to include electric oven, fridge freezer and washing machine and windows to the rear and side aspect.

## Bedroom One

10'11" x 8'3" (3.35m x 2.54m )

Carpeted room, with electric storage heater and window to the front aspect.

## Bedroom Two

8'4" x 6'8" (2.55m x 2.04m )

Carpeted room, with electric storage heater and window to the rear aspect.

## Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above, extractor fan, part tiled walls, fitted storage cupboard housing the water tank.

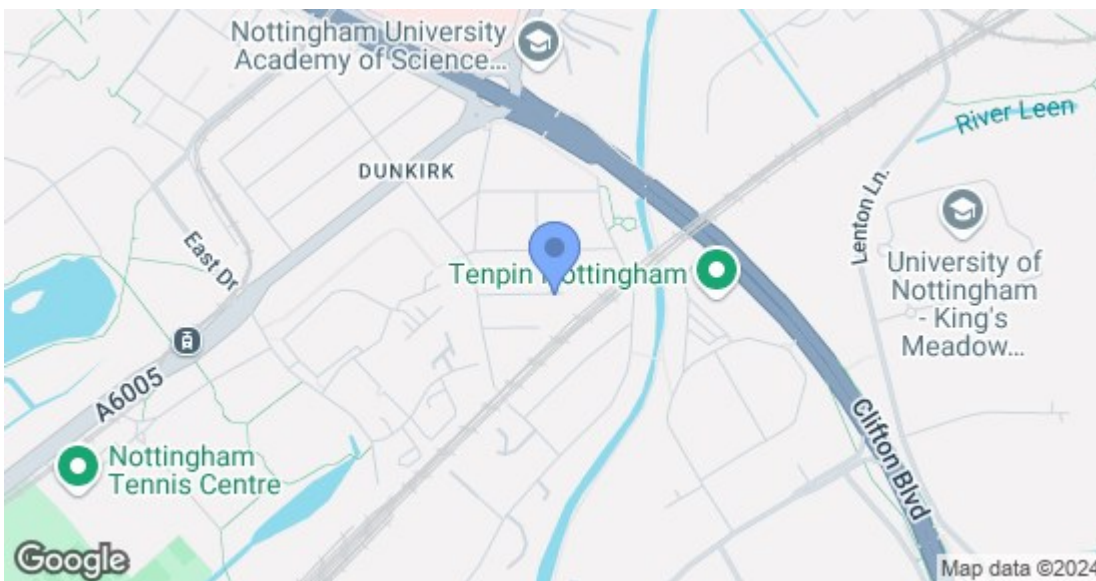
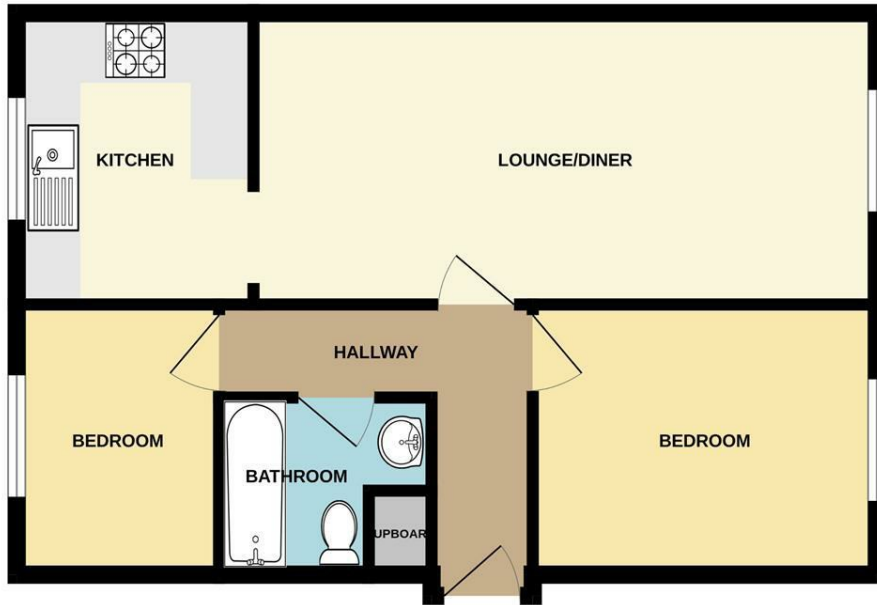
## Outside

To the front on the apartments there is well maintained garden area with mature shrubs, the property also has a balcony from the front room, allowing outdoor seating. At the side of the property there is also allocated parking.





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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	

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.