



Thistleton house Baxter Green,
Bramcote, Nottingham
NG9 3TB

£320,000



A stunning ground floor two bedroom apartment occupying an enviable position within the prestigious Baxter Green development.

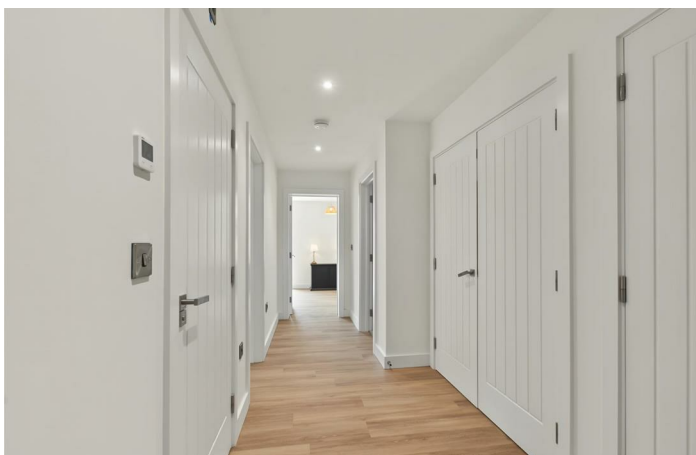
One of only two of the Longden design within the whole development, this luxurious apartment with a South-facing frontage and views overlooking the communal green space within Baxter Green is a truly rare opportunity that can only be appreciated through viewing.

In brief, the bright and appealing interior with contemporary fixtures and fittings throughout comprises a spacious entrance hall with useful storage cupboards, open plan kitchen/living area with twin bi-fold doors, principal bedroom with en-suite, further double bedroom and bathroom.

Outside, the property has its own terraced style garden with block paving, stocked borders and benefits from a dedicated parking space with EV charger and further visitor parking.

Tucked away in a peaceful and private location, yet readily accessible to excellent transport links, schools, parks, shops and a wide range of other facilities, this wonderful property will appeal to a variety of potential purchasers.

Part exchange is available.



Communal Entrance

The communal entrance door with intercom system leads to the communal hallway with lift to the upper floor.

Hallway

18'8" x 8'3" (5.71 x 2.53)

Two large cupboards and underfloor heating which is present throughout the entire apartment.

Studio Living Space

31'6" x 10'10" (9.62 x 3.32)

An impressive range of good quality fitted wall and base units, work surfacing with splashback, island with breakfast bar, single sink and drainer with mixer tap, inset electric oven, inset electric hob with extractor above, integrated fridge/freezer, dishwasher, washing machine, concealed 'Vaillant' boiler, inset ceiling spotlights, two aluminium bi-fold doors, uPVC double glazed window and useful recessed storage cupboard.

Principal Bedroom

19'7" x 10'5" max (5.99 x 3.20 max)

Aluminium double glazed patio doors and fitted wardrobes.

En-Suite

9'6" x 5'6" (2.92 x 1.70)

Quality fitments in white comprising WC, wall mounted wash hand basin, illuminated mirror above, shower cubicle with mains controlled overhead shower and further shower handset, wall mounted heated towel rail, part tiled walls, uPVC double glazed window and extractor fan.

Bedroom Two

10'9" x 9'6" plus recess (3.28 x 2.91 plus recess)

Aluminium double glazed patio doors.

Bathroom

8'7" x 5'11" (2.63 x 1.81)

Contemporary fitments in white comprising WC, wall mounted wash hand basin and illuminated mirror above, shower cubicle with mains controlled overhead shower and further shower handset, part tiled walls, wall mounted towel rail and extractor.

Outside

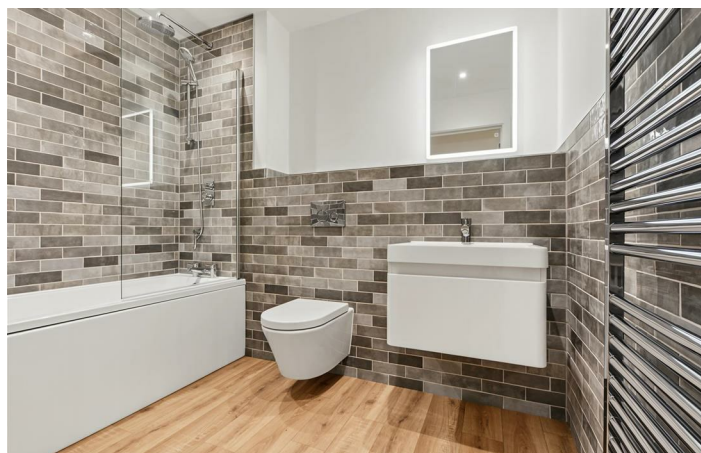
To the front, the property has a terraced-style garden with block paving and borders which enjoys a sunny, South aspect beyond which is the communal lawns of Baxter Green. The property also benefits from a dedicated parking space with EV charging point and further visitor parking.

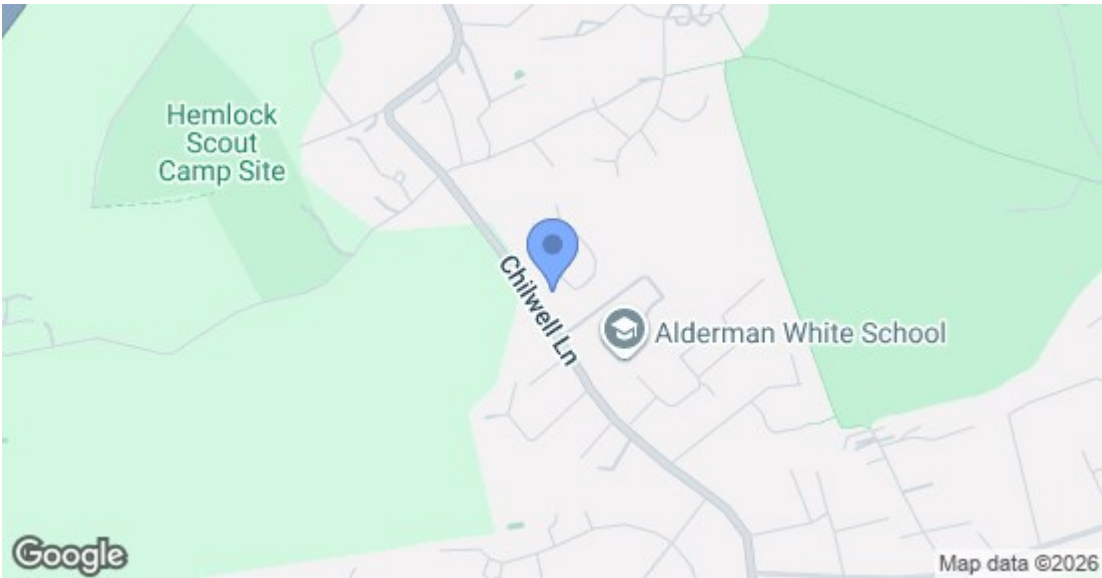
Lease Details

The property has a 999 year lease.

Service Charges

The property has a service charge of £179.83 PCM. Ground rent is £1 PA.





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.