



Johnson Way,
Chilwell, Nottingham
NG9 6RJ

£140,000 Leasehold



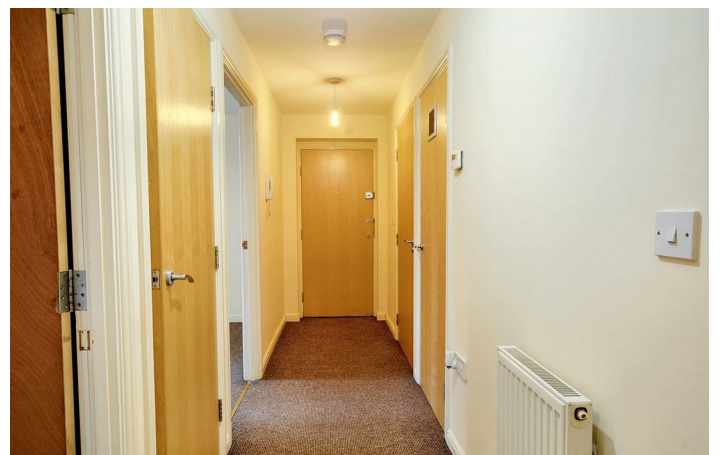
A two-bedroom ground floor flat.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including transport links, Chilwell retail park, and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, and investors.

In brief the internal accommodation comprises: entrance hall, open plan kitchen living diner, two bedrooms and bathroom.

Outside the property benefits from a designated parking space with additional visitors parking to the rear.

Offered to the market with the benefit of ready to move-in condition, a versatile living space, and chain free vacant possession. An early internal viewing comes highly recommended.



Communal Entrance

Entrance door to the communal entrance hall.

Entrance Hall

Entrance door, radiator, airing cupboard housing the hot water cylinder, useful storage cupboard and doors to the bathroom, two bedrooms and kitchen living diner.

Kitchen Living Diner

21'11" reducing to 12'4" x 20'2" reducing to 8'9" (6.69m reducing to 3.78m x 6.16m reducing to 2.67m)

With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with electric hob and air filter over, tiled splashback, space for a fridge freezer, plumbing for a washing machine, two radiators, three UPVC double glazed windows.

Bedroom One

11'1" x 9'2" (3.39m x 2.81m)

A carpeted bedroom with radiator, and UPVC double glazed window.

Bedroom Two

9'2" x 8'6" (2.8m x 2.61m)

A carpeted bedroom with radiator, and UPVC double glazed window.

Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled splashbacks, radiator, extractor fan, and UPVC double glazed window.

Outside

Outside the property benefits from a designated parking space with additional visitors parking to the rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	68
(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.