



Brook Chase Mews,  
Chilwell, Nottingham  
NG9 5EF

**£190,000 Leasehold**



A spacious and well presented two double bedroom ground floor flat with off street parking.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, doctors and transport links such as the NET tram, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, investors and retired couples.

In brief, the internal accommodation comprises: Entrance hallway, a light and airy modern and contemporary open plan kitchen/living/diner, two good sized double bedrooms and a bathroom.

To the front of the property you will find gated pedestrian access to the communal entrance hall, a small lawned communal garden and gates leading to the secure car park at the rear where you will find the designated parking space.

Offered to the market with the benefit of a range of modern fixtures and fittings throughout, gas central heating and double glazing and chain free vacant possession, this amazing property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hallway

A front door leads to the entrance hall where you will find a radiator, useful storage cupboard housing the new Baxi combination boiler and doors to the bathroom, two bedrooms and kitchen/living/diner.

### Kitchen/Living/Diner

25'1" reducing to 14'11" x 19'7" reducing to 13'4" (7.66 reducing to 4.55 x 5.99 reducing to 4.08)

#### Kitchen

You will find a range of modern wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven and grill with gas hob and air filter over, integrated fridge freezer, plumbing for a washing machine and tiled flooring.

### Living/Dining Space

A carpeted area with two radiators, a double glazed window to the front, spotlights and double glazed French doors with flanking windows to the front.

### Bedroom One

11'10" x 9'10" (3.62 x 3.02)

Carpeted room with double glazed window and radiator.

### Bedroom Two

10'2" reducing to 8'2" x 9'5" reducing to 5'9" (3.11 reducing to 2.49 x 2.88 reducing to 1.77)

Carpeted room with double glazed window and radiator.

### Bathroom

6'7" x 5'10" (2.02 x 1.78)

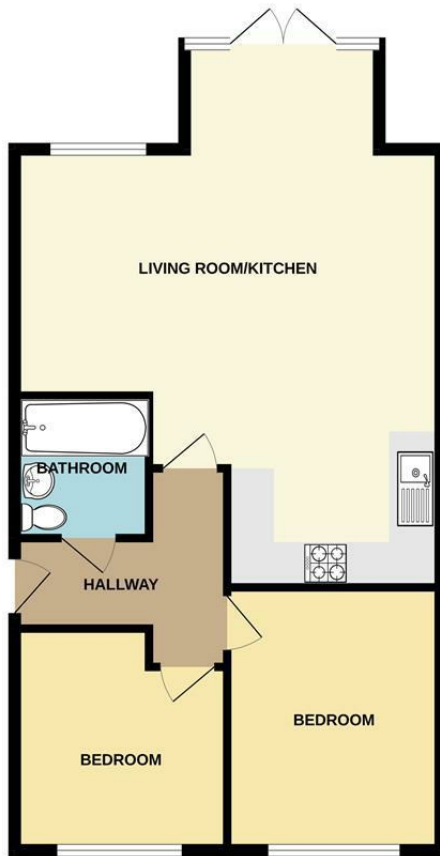
Incorporating a three piece suite comprising panelled bath with shower over, wash hand basin inset to vanity unit, WC, tiled flooring and splashbacks, spotlights, radiator and extractor fan.

### Outside

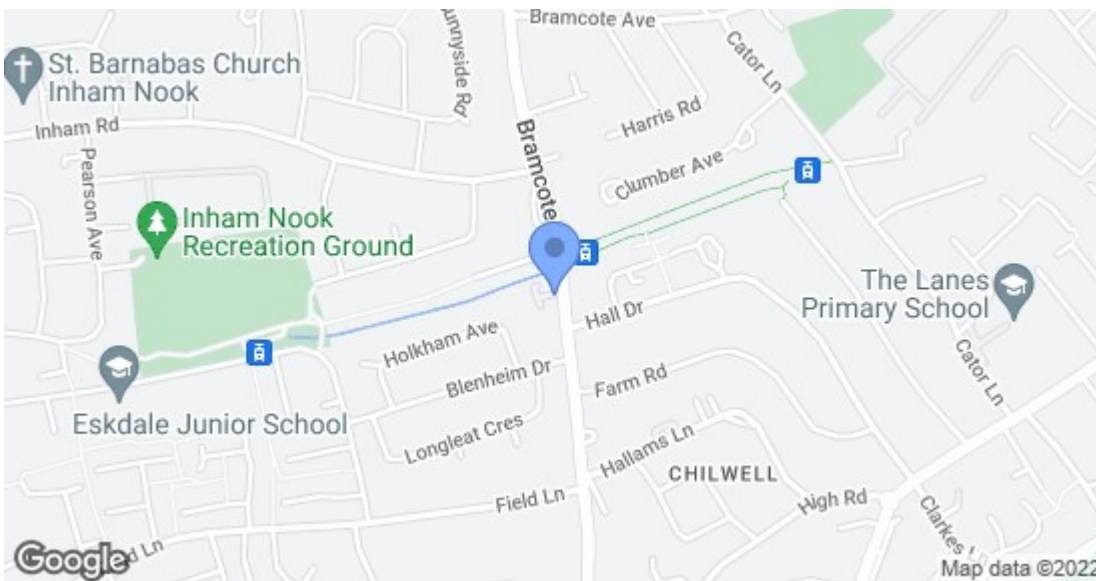
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GROUND FLOOR



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			
(81-91) B		80	82
(69-80) C			
(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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