Robert Ellis

look no further...

The Lawns, Moss Drive,
Bramcote, Nottingham
NG9 3NF

£300,000 Leasehold

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With great pleasure in offering for sale, a two double bedroom second floor apartment, in this prestigious and private development of fifteen apartments.

Tucked away from the hustle and bustle of everyday life, the Lawns is a unique gated development set in it's own substantial and extremely well kept mature grounds which the residents are free to enjoy.

The apartment has the benefit of a balcony, which has access points from the living room and both bedrooms, affording panoramic views over the grounds and surrounding area.

This secure development has electronic gated access to the courtyard, with further secure door entry system to the main lobby, where stairs and lift provide access to all levels.

The apartment has gas fired central heating, a generous open plan living dining kitchen, where the kitchen has a range of fitted units and appliances, the master bedroom has an en-suite shower room and there is a family bathroom.

The apartment benefits from an integral single garage and designated parking space. There is also additional visitor parking bays.

The Lawns is located off Moss Drive within the heart of Bramcote Village, which has a welcoming public house. Far from being isolated, the area is served by good road networks such as the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway. The town of Beeston is no more then two miles away, which provides an array of shops and facilities, including Sainsbury's and Tesco and an abundance of cafe's, bars and restaurants to suit all tastes, cinema and great public transport links, with bus, tram and rail.

It's rare that such properties come to the market and we strongly recommend an early internal viewing to fully appreciate both the accommodation and location.

Communal Lobby
Accessed from a electronic entrance door, where there are stairs and a lift to all floors, this apartment can be found on the second floor.

Entrance Hallway
Useful walk-in closet and additional closet housing gas boiler (central heating hot water).

Open Plan Living Dining Kitchen
26'7" reducing 13'7" x 20'1" reducing to 12'3" (8.12m reducing 4.15m x 6.14m reducing to 3.75m)
A spacious and flexible space, with a kitchen area to one corner which comprises a fitted range of wall, base and drawer units with granite block work surfacing and inset sink with single drainer. Built in electric oven, microwave and island unit housing gas hob, with extractor hood over. Integrated fridge freezer and dishwasher. To the living dining area there is a radiator, full height double glazed windows and double glazed French doors opening to the balcony.

Bedroom One
13'5" x 13'1" (4.10m x 4.01m)
Fitted wardrobes, radiator, double glazed windows and French doors opening to the balcony. Door to en-suite.

En-Suite
8'9" x 6'0" (2.68m x 1.85m)
A three piece suite comprising: floating wash hand basin, low flush WC, and walk in shower cubicle with thermostatic controlled shower. Partly tiled walls, tiled floor, heated towel rail and double glazed window.

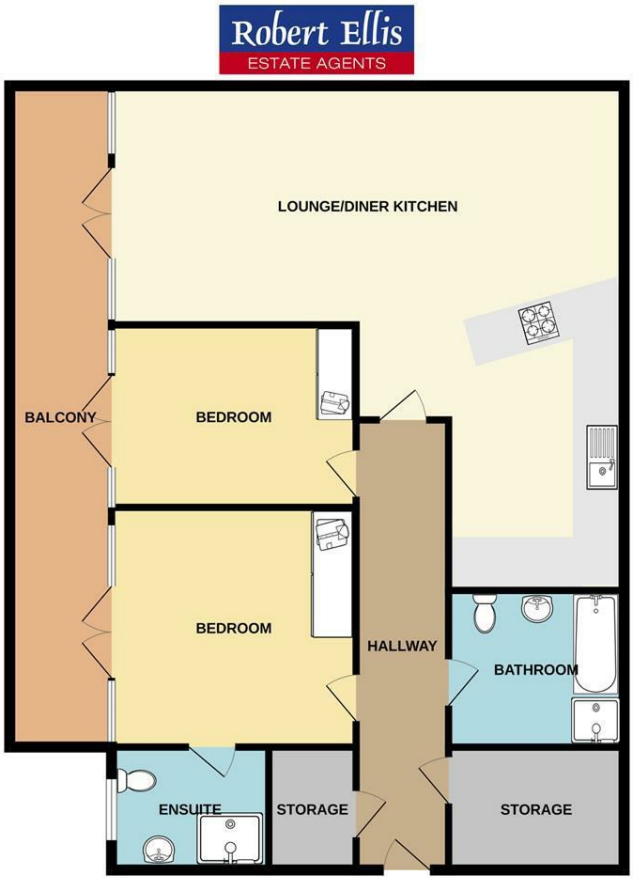
Bedroom Two
13'1" x 9'3" (4m x 2.82m)
Radiator, double glazed windows and French doors opening to the balcony.

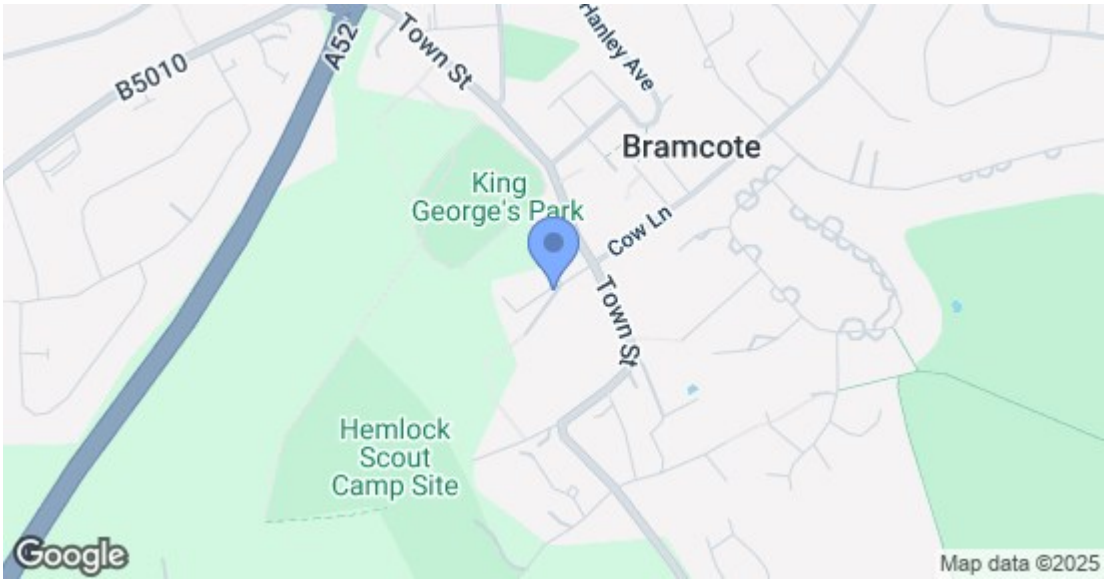
Family Bathroom
8'5" x 8'8" (2.58m x 2.66m)
Incorporating a four piece suite comprising: wash hand basin, low flush WC, bath and walk-in shower enclosure with thermostatic controlled shower. Partly tiled walls, heated towel rail.

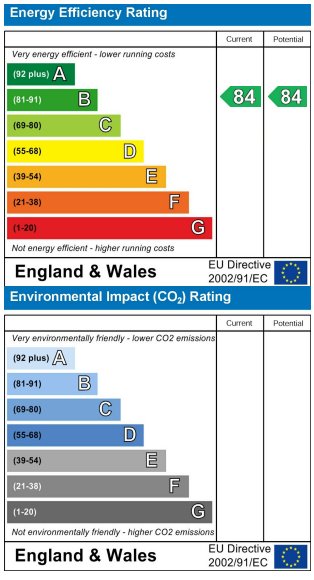
Balcony
The balcony runs the entire length of the apartment and has been recently refurbished with a new composite decked flooring, glass and chrome balustrade. The balcony enjoys far reaching views over the grounds and surrounding area.

Outside
The development is approached from Moss Drive, where there are electric remote operated gates, leading to a communal court yard, where the property benefits from a parking space, with additional visitor parking bays available. The property enjoys an integral garage, with up and over door, light and power. There are large and private communal grounds, and as the name suggests, there are substantial lawns, with mature trees and shrubs throughout the grounds.
There are a number of seating areas including a garden pavilion, that is ideal if you wish to host a summer event.

Agency Note:
The property is leasehold, the lease term is 125 years form the 01.09.2004.The service charge is approximately £4000 pa, and this includes maintenance and up keep of the communal areas as well as the grounds.







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.

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