Robert Ellis

look no further...

Alderney Street
Nottingham
NG7 1HD

£80,000 Leasehold

An ideally located studio apartment situated within walking distance of Nottingham city centre being offered to the market with the benefit of no upward chain. This apartment would make the perfect purchase for a first time buyer or an investor looking to add to their rental portfolio.

Situated on the outskirts of Nottingham city centre the apartment is surrounded by local amenities including shops, restaurants, public houses and Nottingham University. The location of the property also provides easy access to transport links with a bus stop at the end of the road, a tram stop just a short walk away and Nottingham train station for journeys further afield.

In brief, the internal accommodation comprises: An open living space with kitchen and separate bathroom.

The property benefits from a balcony overlooking a well maintained communal area with a pond and lawned space shared by the apartment block. There is a car park for resident parking.

An early internal viewing comes highly recommended in order to be fully appreciated.

Communal Areas
A secure entrance door leads through to communal areas which leads to the second floor apartment.

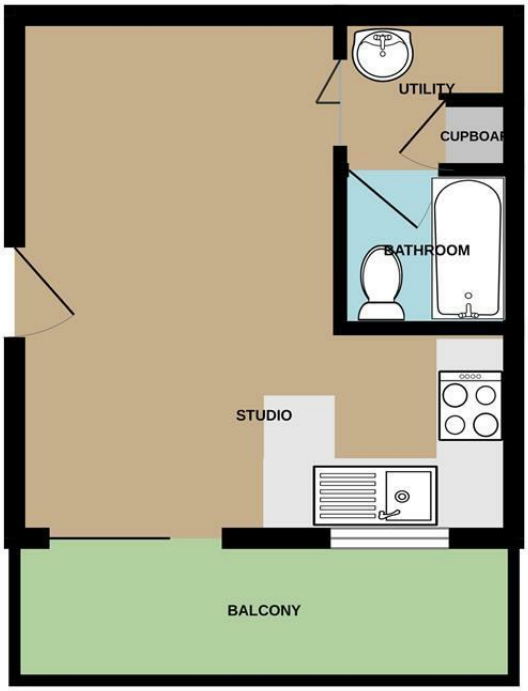
Living Space With Kitchen Space
With laminate flooring, electric heater and UPVC double glazed sliding door to the balcony.

Kitchen Area
With wall, base and drawer units with worksurfaces over and inset sink with drainer. Integrated electric oven and hob with space and fittings for freestanding appliances to include fridge/freezer and dishwasher.

Bathroom
Incorporating a three piece suite comprising bath with tap shower fittings and glass shower screen, wash hand basin and WC.

Outside
The property benefits from a balcony overlooking a well maintained communal area with a pond and lawned space shared by the apartment block. There is a car park for resident parking.

GROUND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 202 sq.ft. (18.8 sq.m.) approx.

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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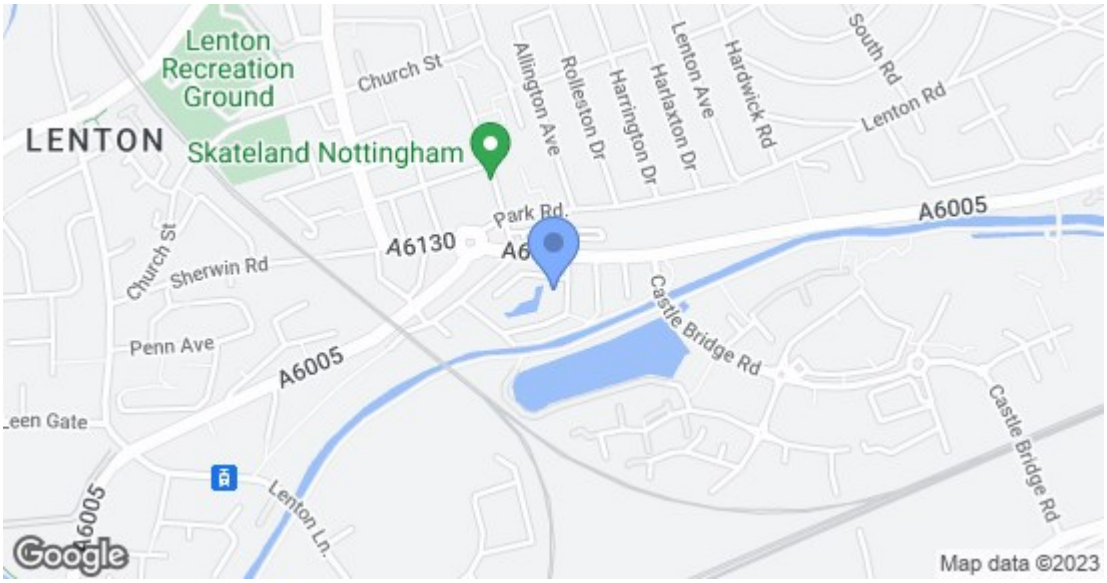

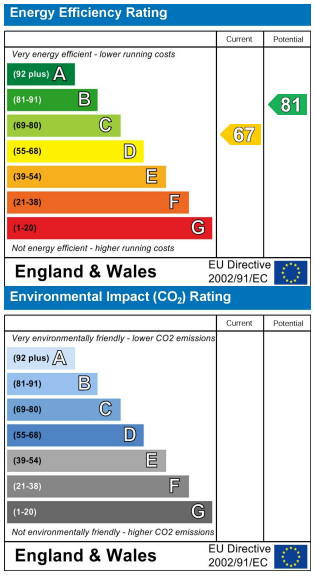

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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