Robert Ellis

look no further. . .

Greenwood Gardens
Bilborough, Nottingham NG8 4JR

£130,000 Leasehold

A STYLISH & EXTREMELY WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN - VACANT POSSESSION.

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ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND STYLISH SECOND FLOOR TWO BEDROOM APARTMENT BEING BROUGHT TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN - VACANT POSSESSION.

With accommodation comprising communal entrance hallway with staircase rising to all floors, this then leads through the apartment's entrance hallway with a useful storage cupboard, access to both bedrooms, three piece bathroom suite, living area and kitchen. The kitchen has been renovated with granite tops and Belfast sink. There are oak doors throughout and there is security phone entry system.

The property also benefits from a recently installed gas fired combination boiler, double glazing windows with fitted blinds and made to measure John Lewis curtains (where appropriate), as well as having its own allocated parking space with the use of the on-site visitor spaces.

The property sits within this popular and established modern development in easy reach of excellent nearby transport links, amenities, shopping facilities, as well as open countryside access.

We believe the property will make an ideal first time buy or downsize. We highly recommend an internal viewing.

COMMUNAL ENTRANCE
Staircase access to all apartments.

ENTRANCE HALLWAY
15'7" x 9'1" (4.76 x 2.77)
Panel entrance door from communal hallway, wall mounted electrical consumer box, spotlights, radiator, useful storage cupboard with shelving, oak fire doors providing access to both bedrooms, living room and bathroom. Loft access point to a lit and insulated loft space. Wall mounted thermostat and security phone entry system.

BEDROOM ONE
13'9" x 8'3" (4.20 x 2.52)
Double glazed window (with fitted blinds), radiator, spotlights.

BEDROOM TWO
8'4" x 7'5" (2.56 x 2.27)
Double glazed window (with fitted blinds), radiator, spotlights.

BATHROOM
8'7" x 5'1" (2.63 x 1.56)
Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and 'Mira' electric shower over, push flush WC, wash hand basin with tiled splashbacks. Tiling around the bath, wall mounted bathroom cabinet, radiator, spotlights, extractor fan, tiled floor.

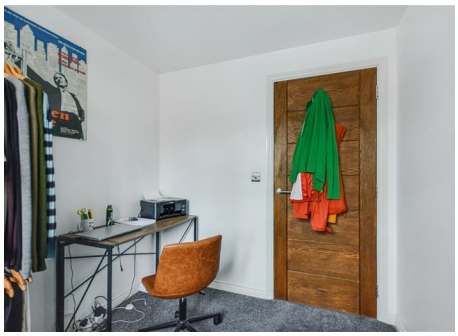
LIVING SPACE
14'5" reducing to 14'1" x 15'11" (4.41 reducing to 4.31 x 4.87)
Bright and airy room with a double glazed French door providing access to a Juliet-style balcony with wrought iron railings, additional double glazed window to the side, both the French doors and window come with made to measure John Lewis curtains, radiator, meter points, spotlights, double saloon-style oak doors leading through to the kitchen.

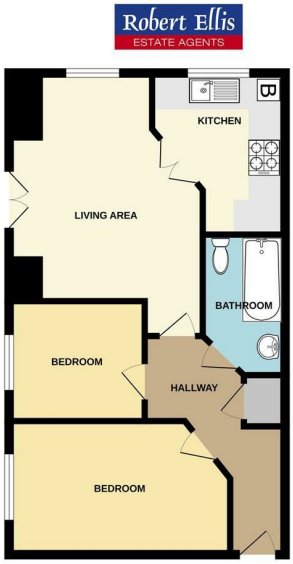
KITCHEN
8'11" x 8'4" (2.74 x 2.55)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with solid granite square edge work surfacing incorporating Belfast sink unit with inset draining board and central swan-neck mixer tap. Fitted 'Zanussi' four ring gas hob with extractor over and oven beneath, space for fridge/freezer, in-built washing machine, boiler cupboard housing the recently replaced gas fired combination boiler for central heating and hot water purposes, double glazed window to the side, decorative tiled splashbacks and spotlights.

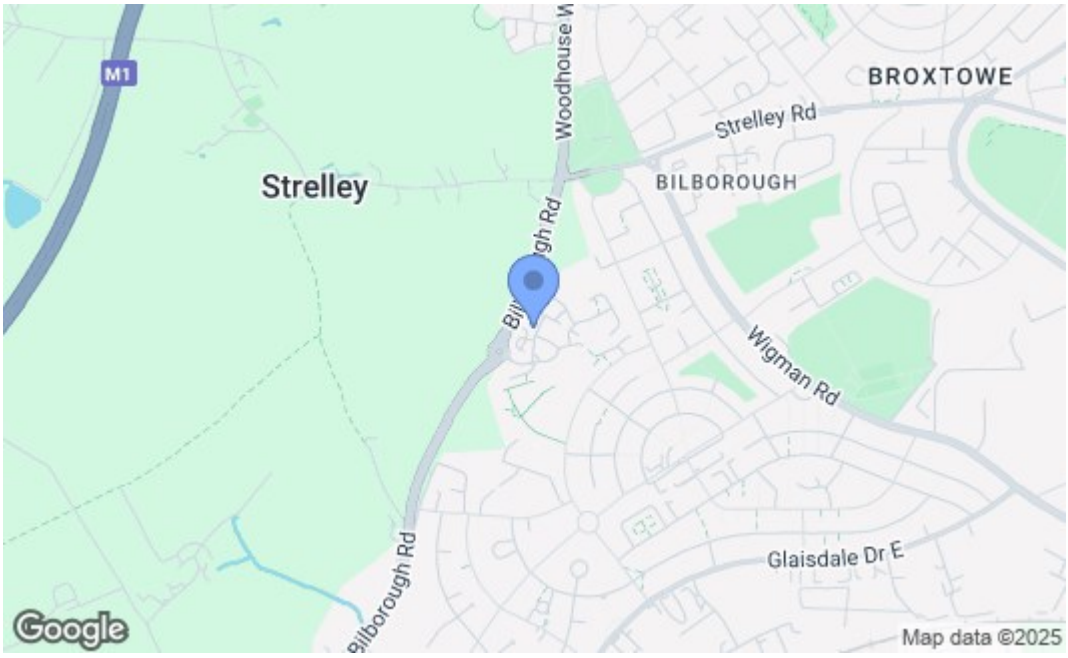
ALLOCATED PARKING
The property benefits from its own allocated parking space, as well as the use of the visitor spaces within the complex.

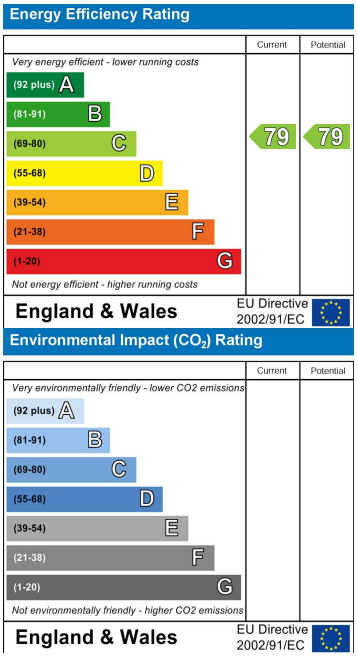
AGENTS NOTE
The property is held on a leasehold term of 150 years with 129 years remaining. It is also understood that the current annual ground rent sits at £152 per year paid in two half yearly instalments. We believe the current service charge is £98.66 per month. We ask that you confirm this information with your Solicitor prior to completion.

DIRECTIONS
Proceed away from Stapleford via Coventry Lane in the direction of Bilborough. At the mini island adjacent to Bilborough College, take a right turn and follow the road to the left. You will eventually find the turning left onto Greenwood Gardens and the property can be identified by our For Sale board.









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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