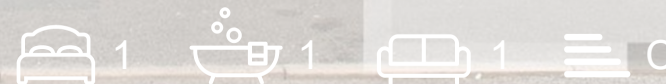


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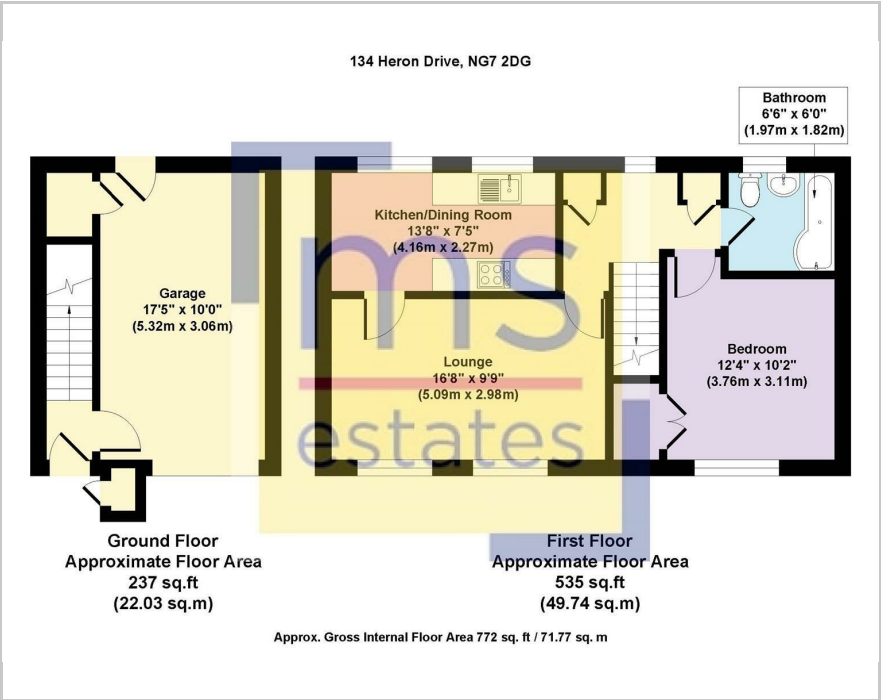
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134 Heron Drive, Nottingham, NG7 2DG

£125,000



Floor Plan



Area Map



- Rare Coach House Design: Spacious, self-contained one-bedroom layout.
- Turnkey Condition: Exceptionally well-presented and ready for immediate occupation.
- Modern Boiler: Gas central heating system with a replacement boiler installed October 2025.
- Quality Appliances Included: Fitted breakfast kitchen featuring integrated Bosch appliances.
- Thomas Sanderson Shutters: Fitted double-glazed windows with high-end shutters still under guarantee.
- Recent Updates: Recently fitted carpets across the hallway, stairs, and landing.
- Private Rear Garden: Unusually large private outdoor garden space for an apartment.
- Garage & Parking: Includes a large private garage plus additional off-street parking.
- Zero Ongoing Fees: 999-year flying leasehold with £0 ground rent and £0 service charges.
- Prime Location: Minutes from the Queen's Medical Centre (QMC) and Nottingham University.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	77	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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