



Guide price £130,000

Flat - Purpose Built

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold

GUIDE PRICE £130,000 to £140,000. WALTON & ALLEN are delighted to offer this MODERN FIRST FLOOR APARTMENT which is located in the popular area of CITY VIEW, MAPPERLEY. The accommodation briefly comprising OPEN PLAN KITCHEN/DINING/RECEPTION ROOM, TWO DOUBLE BEDROOMS, EN SUITE SHOWER ROOM and separate BATHROOM. The property benefits from ALLOCATED PARKING easy access to the CITY CENTRE and has FANTASTIC VIEWS. It would make a SUPERB CITY HOME or FANTASTIC BUY TO LET INVESTMENT so call now to view!

Hall

Airing cupboard, intercom entry phone, entrance door to front.

Living Room

22'4" x 13'10"

Kitchen Area; with a range of base and eye level units with work surfaces over. Integrated appliances include, dishwasher and washing machine, as well as stainless steel electric oven with hob, splash back and extractor fan over. Open plan to dining and Lounge area with double glazed French doors with Juliette balcony and views over Mapperley, double glazed window to side.

Bedroom 1

12'3" x 9'7"

Built in double wardrobe, double glazed window to rear.

En-suite

Fitted with a three piece suite comprising; Shower cubicle, pedestal wash basin and W.C. Heated towel rail, extractor fan, tiled splash backs.

Bedroom 2

9'2" x 13'10"

Double glazed window to side.

Bathroom

Fitted with a three piece suite comprising; Panelled bath, pedestal wash basin and W.C. heated towel rail, extractor fan, tiled splash backs.

Outside

The property is in a purpose built block on the popular City View site with allocated parking space. There are communal gardens at City View and easy access to Nottingham City Centre.

Lease details

Lease. 999 years from 2005. Ground Rent. £62.50 every six months.

Service charge approximately £900 pa.

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

Free Mortgage Advice

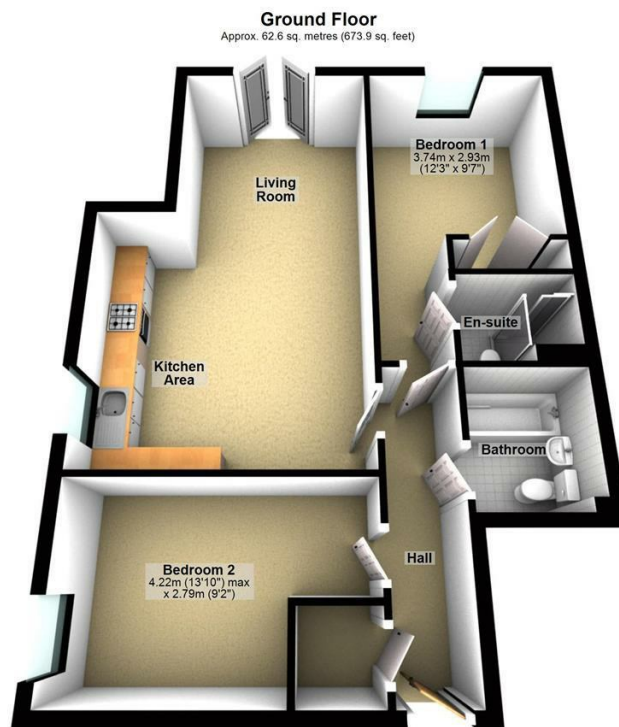
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

Disclaimer

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Total area: approx. 62.6 sq. metres (673.9 sq. feet)

Can you **save money** on your **mortgage**?

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	81
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	74	75
	EU Directive 2002/91/EC	

Formed in 2000, WALTON & ALLEN has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

As specialists we are fully focused on the priorities and needs of all of our Clients, so whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include 360 degree virtual tours, 3D floorplans and most importantly have vast local knowledge of the property market and current trends.

Management of common parts of buildings is also our specialism, working with Resident Management Companies keeping service charges at 'value for money' levels and improving the environments for both residents and leaseholders. Investment and capital values improve with our influence.

We keep and improve the entire Walton and Allen portfolio in great order through our in house Maintenance team.

We have a proven track record in this property market succeeding in areas where others fail. We are committed to providing an excellent client experience.

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