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**DavidJames**  
the estate agent

**Eccles Way, Nottingham, NG3 3DG**

**Guide Price £120,000**



# About This Property

We are pleased to present this top-floor apartment which is offered to the market with no upward chain and presents an excellent opportunity for first-time buyers or investors! Situated within easy reach of Nottingham City Centre, the apartment offers convenient access to nearby frequent bus services, making for an effortless commute!

The entrance hall is welcoming and includes handy storage cupboards and an intercom system linked to the communal main external door. Here, you'll also find a hatch to the loft space, given the apartment's top floor position.

The apartment then boasts a spacious lounge whilst the modern dining kitchen is a highlight, featuring integrated appliances such as an electric oven, gas hob with a concealed extractor, a fridge/freezer and a washing machine. A unit also conceals the Baxi boiler, which is annually maintained and serves the central heating system throughout.

The two bedrooms, each with built-in wardrobes for ample storage, are then complemented by a bathroom which includes a three-piece white suite.

Externally, residents will appreciate the allocated parking space to the rear, adding to the convenience this apartment offers!

- Top floor apartment
- Offered to the market with no upward chain
- A short commute from Nottingham City Centre
- A perfect first-time buy or investment purchase
- Entrance hall with intercom system and useful storage
- Good-sized lounge
- Modern dining kitchen with a range of integrated appliances
- Two bedrooms (both with in-built wardrobes)
- Bathroom with three-piece white suite
- Allocated parking space to the rear











Approximate total area\*

57.43 m<sup>2</sup>  
618.21 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Leasehold**

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