



62 Deane Road,
Wilford, NG11 7GQ

TJ
THOMAS
JAMES

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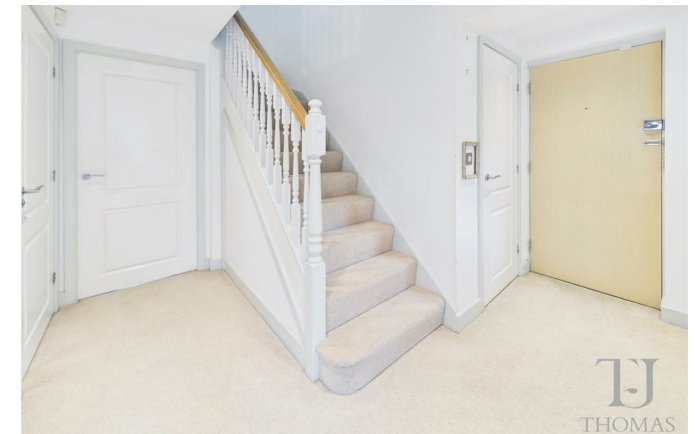
This duplex apartment provides accommodation arranged over two floors including; an entrance hallway, a wc, a lounge with bi-fold doors opening to a balcony, a fitted kitchen with a range of appliances and French doors opening to a Juliette style balcony, plus a utility room and a wc at second floor level, with three bedrooms (one with an en-suite shower room), and a bathroom at third floor level.

Benefiting from gas central heating, and a telephone entry system, the property also has an allocated car parking space within the development.

Situated in the popular south Nottinghamshire suburb of Wilford, the property is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is recommended.

Guide Price £270,000



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COMMUNAL ACCOMMODATION

The communal entrance door opens to the communal entrance hallway. From here, stairs rise to the floors above.

Access to the apartment is at second floor level.

PRIVATE ACCOMMODATION

The wood entrance door opens into the entrance hallway. The entrance hallway has a double glazed window, stairs rising to the accommodation above, a wall mounted thermostat, a telephone entry system handset, spot lights, a radiator, a storage cupboard/cloakroom, doors into the wc, and the kitchen, and double doors opening to the lounge.

The lounge has two windows to the side, spot lights, two radiators, and bi-fold doors opening to the balcony (providing an outside seating area).

The wc has a wash hand basin with a tiled splash back, and a wc. There is a radiator, a ceiling light point, and tiled effect vinyl floor covering.

The kitchen has wall and base units, a sink and drainer unit with a mixer tap over, an integrated dishwasher and an integrated fridge/freezer, plus a built in oven, and a four ring gas hob with an extractor hood over. The wall mounted Ideal boiler is housed here, there is a window to the rear, two ceiling light points, wooden effect vinyl floor covering, a radiator, a storage cupboard, access to the utility room, and French doors opening to a Juliette style balcony.

The utility room has base cupboards, a sink and drainer unit with a mixer tap over, and space and plumbing for a washing machine. There are spot lights, and wooden effect vinyl floor covering.

On reaching the landing above, there is a loft access hatch, a ceiling light point, and doors opening into all three bedrooms, and the bathroom.

Bedroom one is a good size dual aspect room with windows to the front and side, ceiling light points, a radiator, built in wardrobes, and access to an en-suite shower room. The en-suite shower room is partly tiled and has a shower enclosure with an electric Triton shower, a wash hand basin, and a wc. There is an obscure glazed window to the side, a heated towel, an extractor fan, tiled effect vinyl floor covering, and spot lights.

Bedroom two has a window to the rear, a ceiling light point, a radiator, and built in wardrobes.

Bedroom three has a window to the rear, a ceiling light point, a radiator, and a wardrobe.

Completing the accommodation, the bathroom has a bath with a mixer tap and shower attachment over, a wash hand basin, and a wc. There is an obscure glazed window to the side, half height tiling to the walls, a heated towel rail, tiled effect vinyl floor covering, and spot lights.

OUTSIDE

The property has one allocated car parking space on the development.

Leasehold & Service Charge

We understand that the property is leasehold, with the lease having commenced in 2007.

We are informed that the annual rent is £150 and is paid half-yearly and the monthly Service Charge to First Port is approximately £203 per month.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

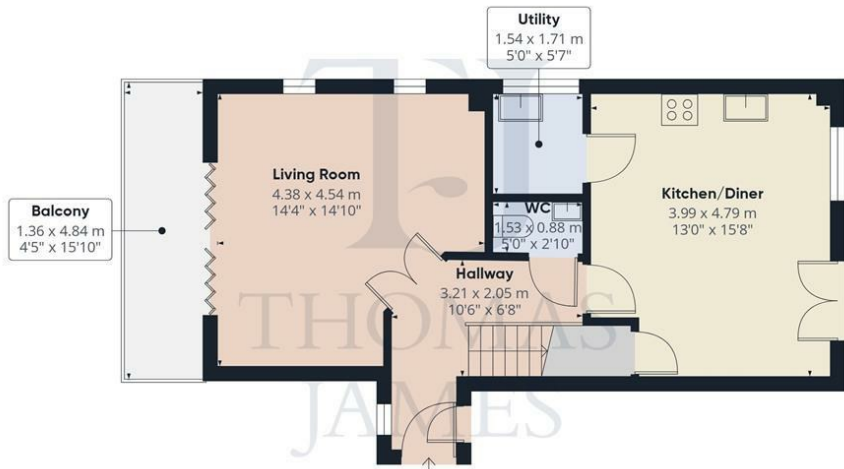
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

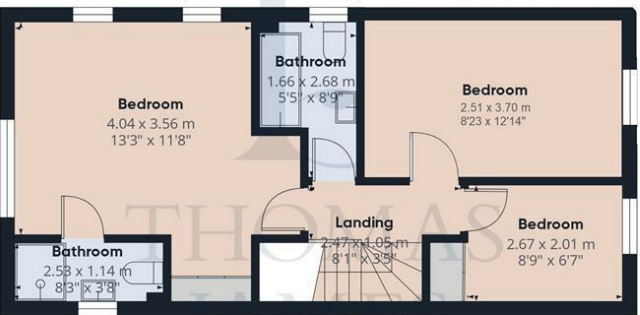
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

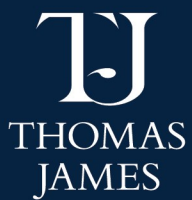
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor 0



Floor 1



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