



Flat 3, The Wedge, Vernon Road,
Old Basford, NG6 0AU

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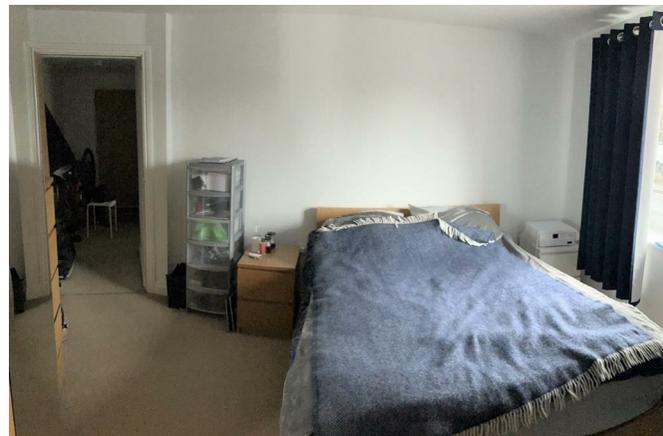
This ground floor apartment provides accommodation including an entrance hall, an open plan reception room/fitted kitchen with a range of integrated appliances and French doors opening to a Juliette style balcony, plus a good size bedroom, and a fitted shower room.

Benefiting from a security entry phone system, electric heating, and double glazing, the property also has an allocated car parking space in the secure underground car park.

The property is situated close to main road routes and local transport links giving access to the City Hospital, Queens Medical Centre and Nottingham city centre.

Currently let, the property will make an ideal investment purchase.

Guide Price £90,000





Directions

The Wedge can be found at the junction of Vernon Road and Nottingham Road, Old Basford.

COMMUNAL ACCOMMODATION

Communal Entrance Door

Opening to the:-

Lobby

With stairs to all floors, and giving access to the ground floor apartments.

PRIVATE ACCOMMODATION

Private Entrance Door

Opening to the:-

Entrance Hall

Storage cupboard, electric heater, ceiling light point, doors into the bedroom, the shower room and the open plan reception room/kitchen.

Reception Room / Kitchen

KITCHEN AREA: - Fitted with a range of wall and base units, sink and drainer unit with a mixer tap over, integrated appliances include a washing machine, a fridge, a freezer, an oven, and an electric hob with an extractor hood over. Open to the:-

RECEPTION AREA:- Two ceiling light points, electric heater. French doors opening to a Juliette style balcony.

Shower Room

Fitted with a corner shower cubicle with glazed sliding doors, a pedestal wash hand basin, and a low flush wc.

Window to the front elevation, electric heated towel rail, electric heater, extractor fan, ceiling light point.

Bedroom

Window to the front elevation, ceiling light point, electric heater.

OUTSIDE

The property has an allocated parking space in the secure underground car park.

LEASEHOLD

We understand that the property is leasehold, with a 999 year lease which commenced in 2006.

We have been advised by the vendor that the service charge is £1327.12 and Ground Rent £200 both per annum.

For further information, please contact Thomas James Estate Agents.

Currently Tenanted

The vendor informs us that the property is currently tenanted, with the tenants having been in situ for 14 years.

We are told that rent is being charged at £450pcm, but that investigations are being made into the possibility of increasing the rent in line with market value, to a figure in the region of £650 to £695pcm.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2023/2024 £1,607.76.

Referral Arrangement Note

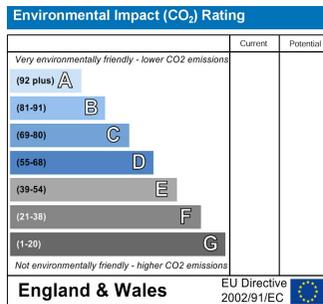
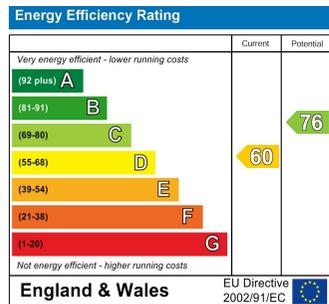
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MONEY LAUNDERING

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Thomas James Estate Agents
20 High Street, Ruddington,
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

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