



8 Claypit Walk,
Wilford, NG11 7HA

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NO CHAIN

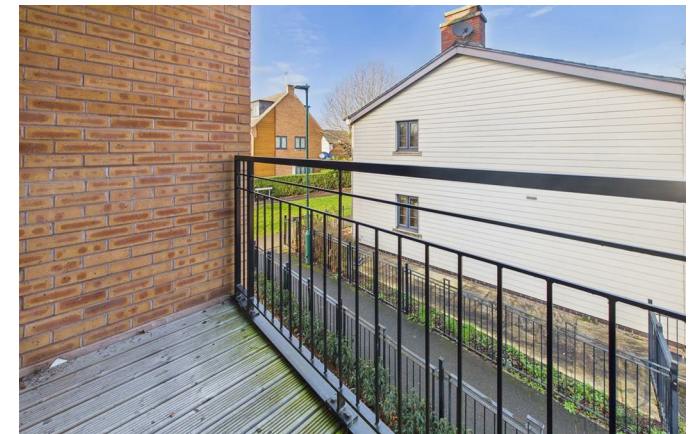
Occupying a first floor position, this modern apartment provides accommodation including: an entrance hallway, an open plan reception room (incorporating the breakfast kitchen area, and the living/dining area) with a Juliette style balcony and a further balcony providing an outside seating area, plus a bedroom with a built in wardrobe, and a fitted bathroom.

Benefiting from gas central heating and double glazing, the property also has a security alarm, security telephone entry system and an allocated parking space just outside.

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 £159,000





COMMUNAL ACCOMMODATION

The communal entrance door (with a security telephone entry system) opens to the communal entrance hallway.

PRIVATE ACCOMMODATION

The private entrance door opens to the entrance hallway. The entrance hallway has the security telephone entry system, two storage cupboards (one with shelving, and one housing the meters), laminate flooring, doors opening into the bedroom, and the bathroom, and access to the open plan reception room.

The bathroom has a bath with a mixer tap, an electric shower and a glazed screen over, a wash hand basin with a mixer tap over, and a wc. There is a window to the rear, a ceiling light point, a radiator, part tiling to the walls, and laminate flooring.

The bedroom has a window to the front, a radiator, a ceiling light point, laminate flooring, and a built in wardrobe.

The open plan reception room incorporates the breakfast kitchen, and the living/dining areas.

The breakfast kitchen area has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus an electric oven, and a four ring gas hob with an extractor hood over. The Ideal Logic 30 combination boiler is housed in a cabinet here, there is a window to the rear, laminate flooring, and open access to the living/dining area.

The living/dining area has two windows, a radiator, laminate flooring, French doors opening to a Juliette balcony, and further French doors opening to a balcony, overlooking the area.

There is an allocated parking space situated nearby.

LEASEHOLD INFORMATION

The lease agreement initially for 125 in 2007 leaving 104 remaining.

The current annual ground rent is £150.00.

The current service charge is £829.71 paid twice a yearly.

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2025/2026 £2,065.93.

Referral Arrangement Note

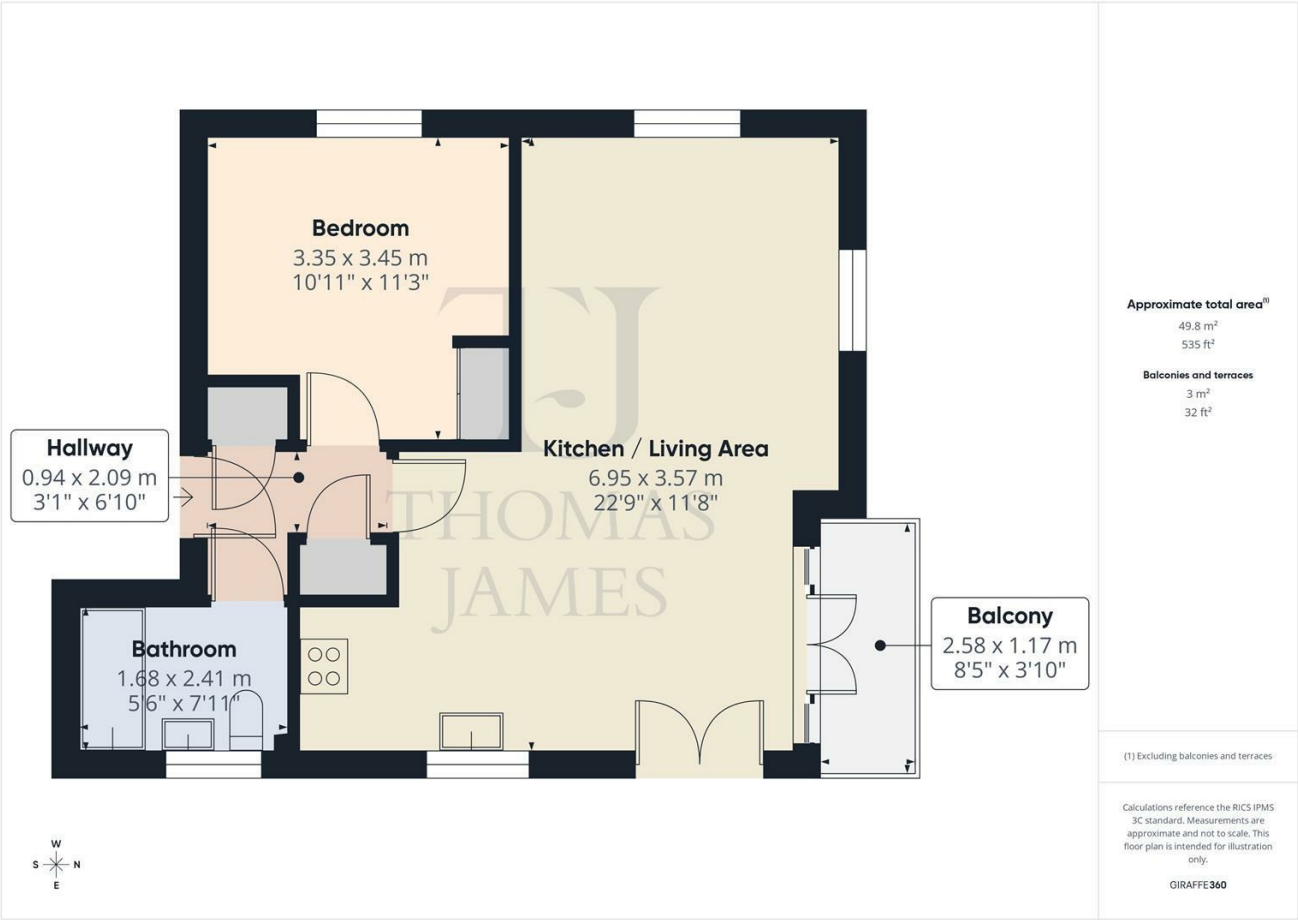
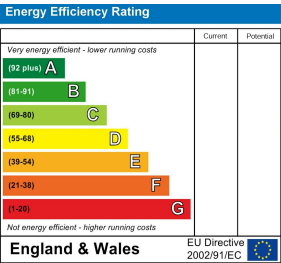
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