



APARTMENT 3 MINSTER COURT, BOUGHTON, NOTTINGHAMSHIRE, NG22 9TA  
£55,000







The perfect opportunity for investors. This one bedroom ground floor apartment is within a 5 minute walk to the bustling town centre of New Ollerton with all its local amenities including shops, large supermarket, health centre and doctors all close by. The property currently has a tenant in situ.



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### **Hallway**

14'11 x 4'07 (4.55m x 1.40m)

### **Open Plan Living Area**

14'11 x 12'02 (4.55m x 3.71m)

Kitchen area fitted with a range of wall and base units, single bowl sink unit with mixer tap, work surfaces, Gas central heating boiler, oven, hob and extractor hood, radiator, TV and telephone points, laminate flooring to kitchen area, carpet to lounge area, window and patio doors to the rear aspect.

### **Bedroom**

11'03 x 8'08 (3.43m x 2.64m)

With radiator and window to the side aspect.

### **Bathroom**

9'01 x 5'08 (2.77m x 1.73m)

With panelled bath, wash hand basin, WC, radiator and vinyl flooring.

### **Outside**

Each apartment has exclusive allocated parking space.

### **Council Tax**

Band A

### **Room Measurements**

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.



**Property Tenure**

The property is Leasehold. 125 year lease from October 2013. Outgoings estimated at £996.68 per annum by the Management Company.

**Viewings**

Contact Gascoines Southwell for more information.

**Terms And Conditions**

For our full Terms and Conditions visit [www.gascoines.co](http://www.gascoines.co)

**The Consumer Protection From Unfair Trading (2008)**

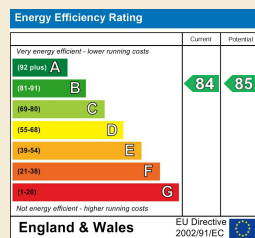
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## MAPS, FLOORPLAN & ENERGY PERFORMANCE RATINGS

*Floorplans For Identification purposes only - Not to Scale*



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