



The Axis, 43 Wollaton Street, Nottingham, NG1 5FW
£180,000 Leasehold



The Axis, Wollaton Street, Nottingham

2 Bedrooms, 2 Bathroom

£180,000

- Two Bedroom Duplex Apartment
- Bespoke Development of 18 Residences
- Centrally Located in the Heart of the City Centre
- High Quality Finish Throughout
- Private Balcony
- Allocated, Gated Parking Space

Situated in a bespoke development of just 18 duplex apartments all situated on the top floor of this centrally located building, this two bedroom apartment, offering a high standard finish throughout, requires early viewing. The property benefits from a bright and spacious open plan living/kitchen complete with integrated appliances and with direct access to a private balcony, two double bedrooms both with fitted storage (master with en-suite) and an allocated, gated parking space.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL With wooden flooring, wall mounted electric heater, airing cupboard, under stairs storage, fitted ceiling spotlights and stairs rising to the upper floor.

MASTER BEDROOM 14' 4" reducing to 10' 2" x 8' 10" (4.37m reducing to 3.1m max x 2.69m) With a fitted carpet, a range of fitted wardrobes, double glazed window, wall mounted electric heater, fitted ceiling spotlights and en-suite shower room.

EN-SUITE With a fitted suite comprising of a corner shower enclosure with mains fed shower, low flush w.c., half pedestal wash hand basin, ceramic floor and wall tiling, heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 10' 10" x 7' 10" (3.3m x 2.39m) With a fitted carpet, fitted wardrobe, double glazed window, wall mounted electric heater and fitted ceiling spotlights.

BATHROOM With a fitted suite comprising of a bath with chrome mixer tap, low flush w.c., half pedestal wash hand basin, ceramic floor and wall tiling, heated towel rail and fitted ceiling spotlights.

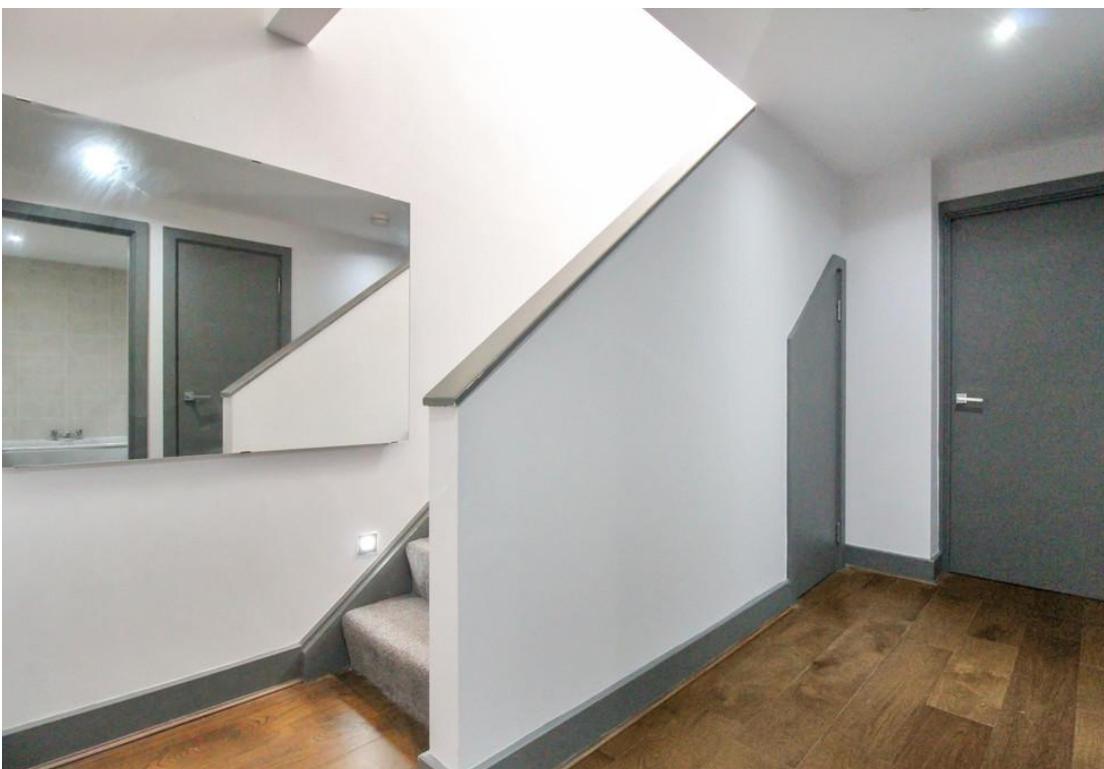
OPEN PLAN LIVING/DINING/KITCHEN 23' 1" x 17' 0" (7.04m x 5.18m) This stunning open plan space has a bright and spacious feel with a well appointed kitchen complete with a range of fitted wall and base units with a granite worktop over incorporating a stainless steel sink and island unit with breakfast bar, integrated AEG electric oven, microwave, hob with extractor hood over, fridge, freezer, dishwasher and washing machine, granite tiled flooring and fitted ceiling spotlights. Open plan to the living area with a fitted carpet, two wall mounted electric heaters, intercom system, double glazed windows and French Doors leading to the private balcony and fitted ceiling spotlights.

EXTERNAL The property benefits from a private

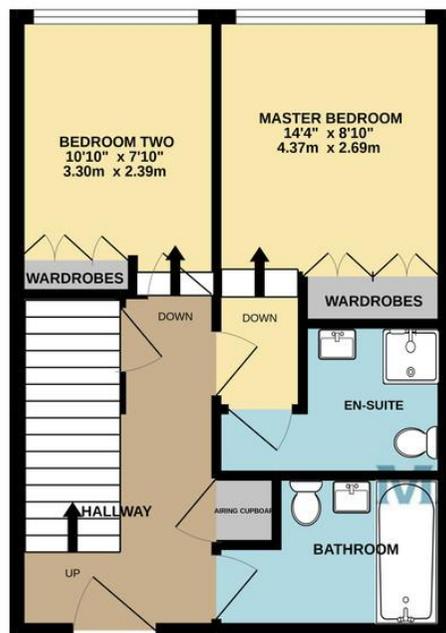
balcony with raised decking and privacy glass and a gated, allocated parking space.



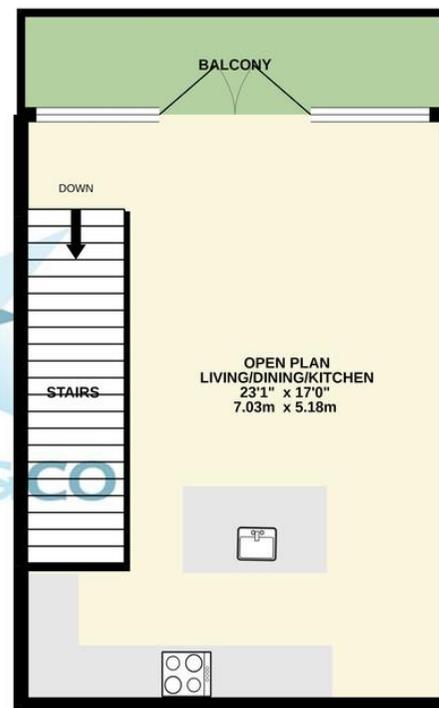




GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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