



Cymbeline House, Shakespeare Street, Nottingham, NG1 4FQ
Offers In Region Of £160,000 Leasehold



Cymbeline House, Shakespeare Street

2 Bedrooms, 1 Bathroom

Offers In Region Of £160,000

- Two Double Bedroom Third Floor Apartment
- Centrally Located Development
- Allocated Parking Space
- Private Balcony
- Open Plan Living
- No Onward Chain
- Leasehold

Situated in this sought after and centrally located development, this two double bedroom third floor apartment requires early viewing. The accommodation briefly comprises of a hallway leading to a spacious open plan living/dining/kitchen, two double bedrooms and a fitted bathroom. Externally, the property offers a private balcony and there is an allocated parking space. Being offered with no onward chain, early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY With wood effect laminate flooring, intercom system, storage cupboard and fitted ceiling spotlights.

OPEN PLAN LIVING/DINING/KITCHEN The living/dining area has wood effect laminate flooring, wall mounted electric panel heater, two double glazed windows to the side elevation, external door to the private balcony and fitted ceiling spotlights. The kitchen comprises of a range of high and low level fitted units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, vinyl floor covering, integrated electric oven, inset hob with extractor hood over, washing machine plumbing and fitted ceiling spotlights.

MASTER BEDROOM With fitted carpet, double glazed window to the side elevation. wall mounted electric panel heater and fitted ceiling spotlights.

BEDROOM TWO With fitted carpet, double glazed

window to the side elevation. wall mounted electric panel heater and fitted ceiling spotlights.

BATHROOM With a fitted suite comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c. and vanity wash hand basin unit, vinyl floor covering, chrome heated towel rail and ceiling light.

EXTERNAL The property enjoys a private balcony and benefits from an allocated parking space.

LEASE INFORMATION Remaining Lease Length: 106 Years
Ground Rent: £200 per annum
Approximate Annual Service Charge: £1,185.68







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