



City View, Cranmer Street, Nottingham, NG3 4HL
Offers In Excess Of £130,000 Leasehold


MARTIN&CO

City View, Cranmer Street

2 Bedrooms, 1 Bathroom

Offers In Excess Of £130,000

- Two Bedroom Second Floor Apartment
- Superb City Views
- Allocated, Gated Parking Space
- Ideal FTB or BTL
- No Onward Chain
- Excellent Location
- Council Tax Band A

Immaculately presented throughout this two bedroom second floor apartment makes an ideal first time purchase or buy to let opportunity and boasts sweeping views of the City Centre skyline. Affording a spacious interior the accommodation comprises of a large entrance hall with access to all rooms; an open plan living/dining/kitchen, two double bedrooms and a fitted bathroom. Benefitting from a gated, allocated parking space and being offered with no onward chain early viewing is strongly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

HALLWAY 7' 7" x 7' 7" (2.31m x 2.31m) With wood effect laminate flooring, storage cupboard, intercom system, electric panel heater and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 17' 1" x 15' 4" (5.21m x 4.67m) The open plan living area comprises of two uPVC double glazed windows with superb views across the city centre skyline, wood effect laminate flooring, wall mounted electric panel heater and fitted ceiling spotlights. The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling, integrated electric twin oven, inset hob and extractor hood over, washing machine plumbing, uPVC double glazed window to the side elevation and fitted ceiling spotlights.

MASTER BEDROOM 12' 11" x 11' 4" (3.94m x 3.45m) With a fitted carpet, uPVC double glazed window, wall mounted electric panel heater and ceiling light.

BEDROOM TWO 13' 9" x 8' 1" (4.19m x 2.46m) With a

fitted carpet, uPVC double glazed window, wall mounted electric panel heater and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with chrome mixer taps and mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, floor and part wall tiling, airing cupboard, opaque uPVC double glazed window to the side elevation, heated towel rail and ceiling light.

EXTERNAL The property benefits from a gated, allocated parking space amongst communal grounds.

LEASE INFORMATION Remaining Lease Length:
Ground Rent:
Estimated Service Charge:









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