



**Bath Street
Nottingham
NG1 1DD**

Offers in Excess of £70,000

bettermove

Bath Street Nottingham

Bettermove are proud to present this 2 bedroom ground floor flat in the sought after area of Nottingham available with no forward chain.

The property benefits from single glazing, electric heating throughout and has off street parking available. The council tax band is A.

This is a leasehold property with 164 years remaining on the lease; the ground rent is £50 per annum and the service charge is approximately £1,900 per annum.

The interior of this beautifully presented property comprises a spacious living room, the fitted kitchen, separate WC and shower room and two double bedrooms situated on the ground floor of the building.

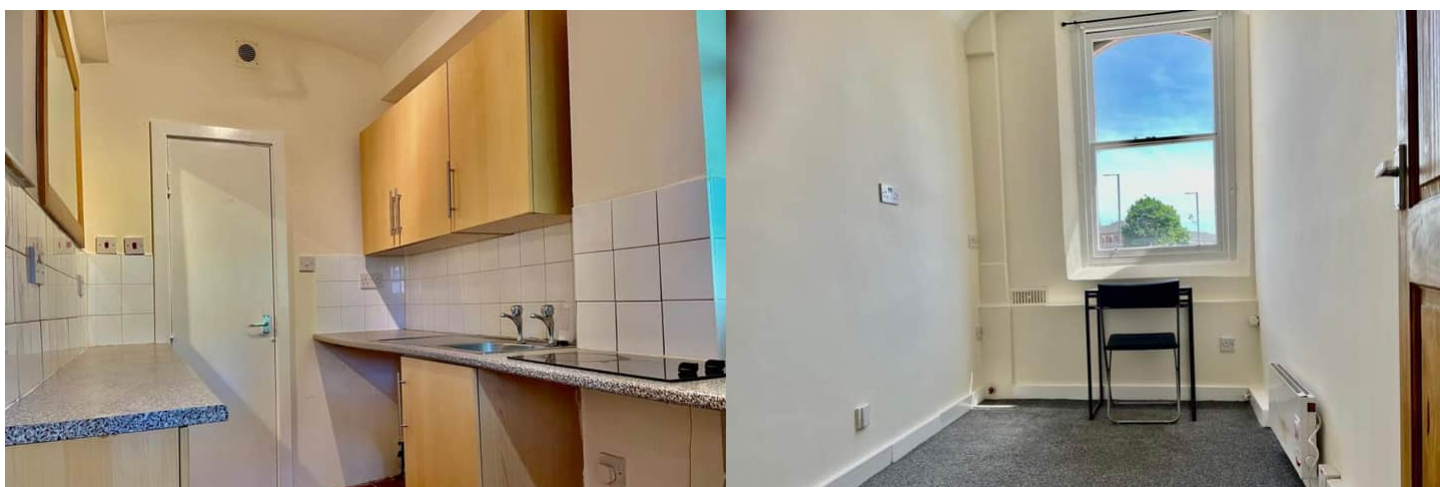
Located in the heart of Nottingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Nottingham Train Station, the A60 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

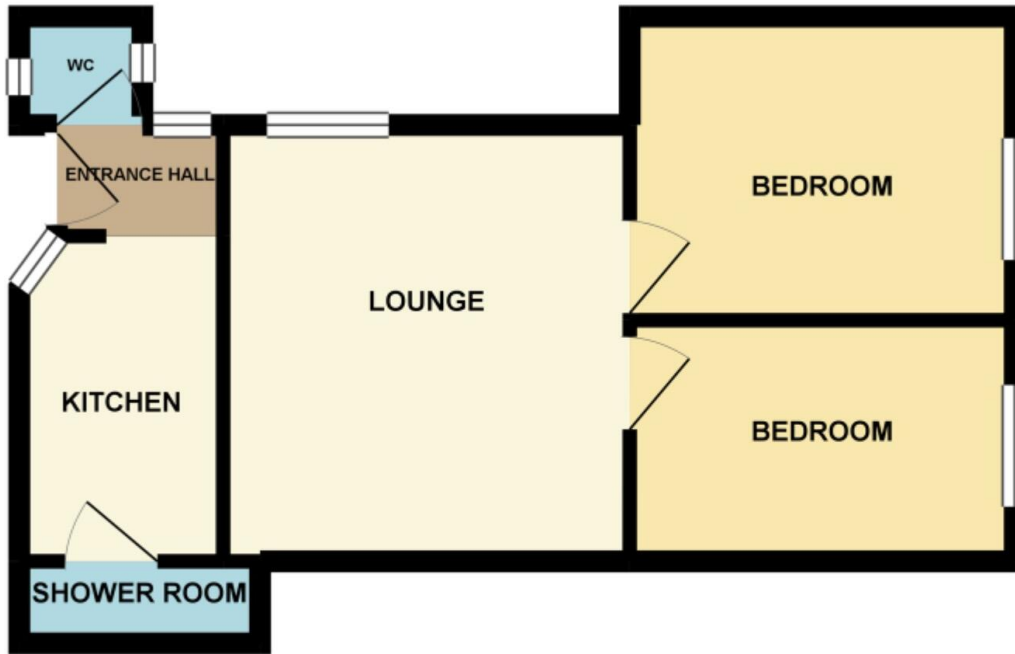
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR 366.47 sq. ft.
(34.05 sq. m.)



TOTAL FLOOR AREA : 366.47 sq. ft. (34.05 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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