

Chalfont Drive, Nottingham, NG8 3NS

£150,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Ground Floor Flat
- 2 Double Bedrooms
- En Suite To Primary Bedroom
- Allocated Car Parking Space
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- 4 Years NHBC Certificate
- Ideal First Buy or Investment
- Ease Of Access To Nottingham City Centre

Our Seller says....

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 26942748

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* QUIET & CONVENIENT \*\*\* Located in a popular suburb of Nottingham, this modern development has been very popular. Not only does it still have 4 years remaining of NHBC warranty, the lengthy lease of 986 years means this leasehold apartment will hold it's value well. In brief, the accommodation comprises: communal entrance (via intercom), inner hallway to lounge, dining kitchen, 2 double bedrooms and bathroom. Outside, there is no garden maintenance to worry about and there is an allocated parking space. Being only 2 miles from Nottingham City Centre, this is ideal for busy professionals looking for quietness and convenience. Call our sales team now to arrange a viewing.

**Ground Floor**

**Communal Entrance**

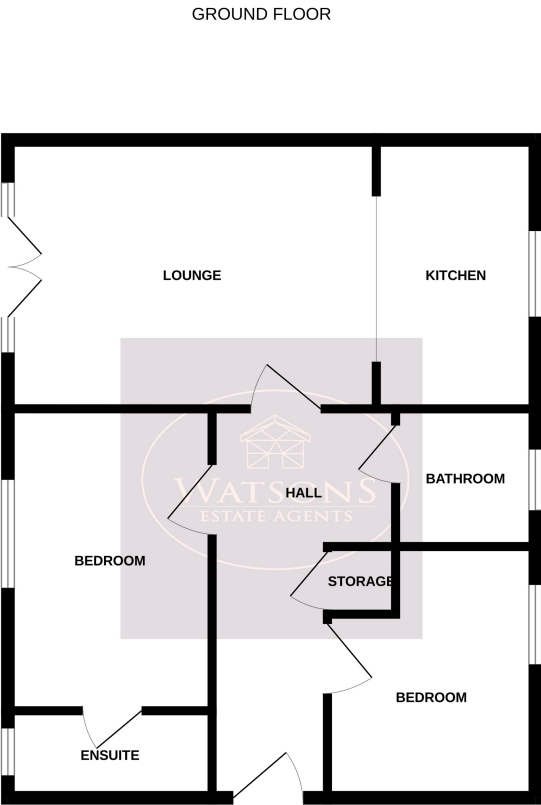
Communal intercom entrance. Wooden door to the entrance hall. Doors to all rooms, built in storage cupboard and radiator.

**Lounge**

4.76m x 3.5m (15' 7" x 11' 6") UPVC double glazed French doors leading to the Juliet balcony to the side, wood effect laminate flooring, radiator and open to the kitchen.

**Dining Kitchen**

3.47m x 2.0m (11' 5" x 6' 7") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer and combination boiler. Plumbing for washing machine, radiator and uPVC double glazed window to the side.



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 misstatement. 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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**Bedroom 1**

4.05m x 2.67m (13' 3" x 8' 9") UPVC double glazed window to the side, radiator and door to the en suite.

**En Suite**

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Radiator, ceiling spotlights and extractor fan.

**Bedroom 2**

3.41m x 2.75m (11' 2" x 9' 0") UPVC double glazed window to the side and radiator.

**Bathroom**

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator, extractor fan and obscured uPVC double glazed window to the side.

**Outside**

There is one allocated parking space in the private car park.