



**55 Ashgate Road, Nottingham,
Nottinghamshire NG15 7UT**

£120,000

Tel: 0115 9680268



- Excellent access to amenities
- Juliette balcony
- Walking distance of tram stop
- No Onward Chain
- Allocated parking
- Ensuite Bathroom

WHAT AN APARTMENT! JMS are pleased to bring to the market this spacious and modern apartment, situated within a 1-minute walk of the tram stop.

The apartment comes with an allocated parking space, secured entry to the building and an en-suite to the main bedroom.

Situated on the second floor within a small block, you enter the apartment into the entrance hallway, which leads to all rooms.

Directly in front is the second double bedroom, with the master bedroom situated to the right. Both bedrooms are of a good size, with the master also providing an en-suite bathroom with shower, toilet and sink.

The living space is of a great layout, with the lounge area to the right and kitchen/dining space to the left. The kitchen provides an integrated oven and hob, free standing extractor, and space for a washing machine, dishwasher and full height fridge/freezer.

What's more, there is also ample space for a table, making this area a sociable and relaxed space for a young couple or small family. Double doors leading out to a juliette balcony also provide this space with that much sought after outdoor feel that flats need.

The bathroom offers a bath, along with toilet and sink, and is also situated off the entrance hallway.

There is further storage accessible via a door in the hallway, ideal for those everyday items such as hoovers etc.

Viewing strongly advised. Call JMS today to book an appointment before it is too late!

TENURE

The property is being sold with vacant possession as a leasehold.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call Tim Crowch on our office number 01159680268

MORTGAGE ADVISE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES AND FITTINGS

Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise

ENTRANCE HALL

The entrance to the property itself is accessed via solid wooden front door from the well presented communal stairway. When in the apartment itself you will have doors into all rooms, handy storage cupboard and separate cupboard housing the hot water tank.

OPEN PLAN LIVING KITCHEN

w: 4.44m x l: 5.62m (w: 14' 7" x l: 18' 5")

An open plan living kitchen with two clearly defined areas suitable for both the kitchen and living space. There is an open living area with two ceiling light points, laminate flooring, two wall

mounted electric heaters, double glazed window and double glazed French doors opening onto a Juliette balcony.

The kitchen area is positioned perfectly utilising the wall space magnificently well providing an array of storage in its contemporary wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring hob with stainless steel extractor hood over. Space for a free standing fridge/freezer, plumbing for both a washing machine and a tumble dryer. There is also under unit spotlights and ceiling lighting.

MASTER BEDROOM

w: 3.05m x l: 3.62m (w: 10' x l: 11' 11")

A Master bedroom with fitted wardrobe with inset hanging rails and shelving. There is a wall mounted electric heater, ceiling light point and a double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

w: 2.19m x l: 1.92m (w: 7' 2" x l: 6' 4")

Having a three piece suite comprising a double shower enclosure with wall mounted shower, wash hand basin with chrome mixer tap and a Low flush WC. There is also a heated towel rail, majority tiled walls, ceiling lighting, extractor fan and an obscure double glazed window to the rear elevation.

BEDROOM TWO

w: 3.12m x l: 2.58m (w: 10' 3" x l: 8' 6")

A second well proportioned bedroom with a wall mounted electric radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 2.14m x l: 1.96m (w: 7' x l: 6' 5")

Having a three piece suite comprising a panelled bath, wash hand basin with chrome mixer tap and a Low flush WC. There is also a heated towel rail, ceiling light point and an extractor fan.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a Leasehold property. With vacant possession on completion.

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FIXTURES & FITTINGS


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		73	74
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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