



**9 Riddles Court, Watnall, Nottingham,
Nottinghamshire NG16 1LB**

£128,000

Tel: 0115 9680268



- Great Transport Links
- Designated Parking
- No Upward Chain
- Two Double Bedrooms
- Exclusive Location
- Spacious Top Floor Apartment

A spacious and wonderful naturally light, two double bedroom apartment enjoying excellent placement on the top floor which allows an abundant amount of natural light to pour into the property including open views over the opposing green space which truly does this apartment the extra edge on its competitors.

The property offers excellent scope for improvement and is offered to the open market with the advantage of no upward chain.

The accommodation comprises a central entrance hall that flows toward a substantial open plan living area which incorporates a well worked kitchen & dining area, two double bedrooms and a family bathroom. The property benefits from its own designated car parking space.

ENTRANCE HALL

w: 4.93m x l: 1.22m (w: 16' 2" x l: 4')

A central entrance hall with a radiator, hand storage cupboard and ceiling lighting.

OPEN PLAN LIVING

w: 5.21m x l: 5.11m (w: 17' 1" x l: 16' 9")

A spacious living area with a clearly defined living and kitchen area. The kitchen area has fitted wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring electric hob with wall mounted stainless steel extractor hood over. There is also plumbing for a washing machine, fridge/freezer, ceiling light point and a double glazed windows to the side elevation.

BEDROOM ONE

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation with views over the open green space.

BEDROOM TWO

w: 2.95m x l: 2.82m (w: 9' 8" x l: 9' 3")

A second generous bedroom with a radiator, ceiling light point and a double glazed window to the front elevation again with views over the open green space.

BATHROOM

w: 2.64m x l: 2.01m (w: 8' 8" x l: 6' 7")

A well proportioned bathroom with fitted three piece suite comprising a panelled bath with shower over, wash hand basin and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the front elevation.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by 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. The additional information: The property is held on a 150 year lease which commenced 6th January 2004. Service charge is £570.59 paid twice yearly

Ground Rent is £117.95 paid twice yearly .This is reviewed yearly and is increased in line with RPI.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any 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.









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