



£130,000 Offers Over  
Alderney Street, Nottingham  
Flat | 2 Bedrooms | 1 Bathroom

0115 978 9843



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# Step Inside

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## Key Features

- WELL PRESENTED TWO BEDROOM APARTMENT
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- GORGEOUS COMMUNAL GARDENS
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- SECURE INTERCOM ACCESS
- MODERN FITTED KITCHEN
- CENTRAL LOCATION
- GARAGE

## Property Description

We are delighted to bring to market this beautifully presented two-bedroom apartment, located in a secure and well-maintained block - perfect for first-time buyers or savvy investors looking to expand their portfolio.

This Second-floor apartment is thoughtfully designed to offer both comfort and practicality. The spacious front room leads onto a lovely balcony with views of the immaculate communal garden, creating a calm and inviting outdoor space.

Situated in a prime location close to Nottingham city centre, the apartment is just a 15-minute walk to Queen's Medical Centre and 30 minutes to the University of Nottingham's Park Campus. Excellent transport links and easy access to major roads make commuting simple, while local amenities, schools, and parks are all nearby.

### Room Dimensions:

Lounge/Diner: 18'4" x 10'4" (5.59m x 3.15m)

Kitchen: 10'5" x 5'8" (3.18m x 1.73m)

Bedroom 1: 10'6" x 9'1" (3.2m x 2.77m)

Bedroom 2: 9'1" x 6'7" (2.77m x 2m)

Bathroom: 6'5" x 5'6" (1.96m x 1.68m)

### Ownership Information:

Ground Rent Review Period: Annually

Service Charge Review Period: Annually

### Tenure & Lease Details

Tenure: Leasehold

Held on a lease for a term of 99 years from 1st January 1984

Approximately 60 years remaining on the lease

Ground Rent: £200 per annum (rising)

Possession: Tenanted at £950 PCM

## Main Particulars

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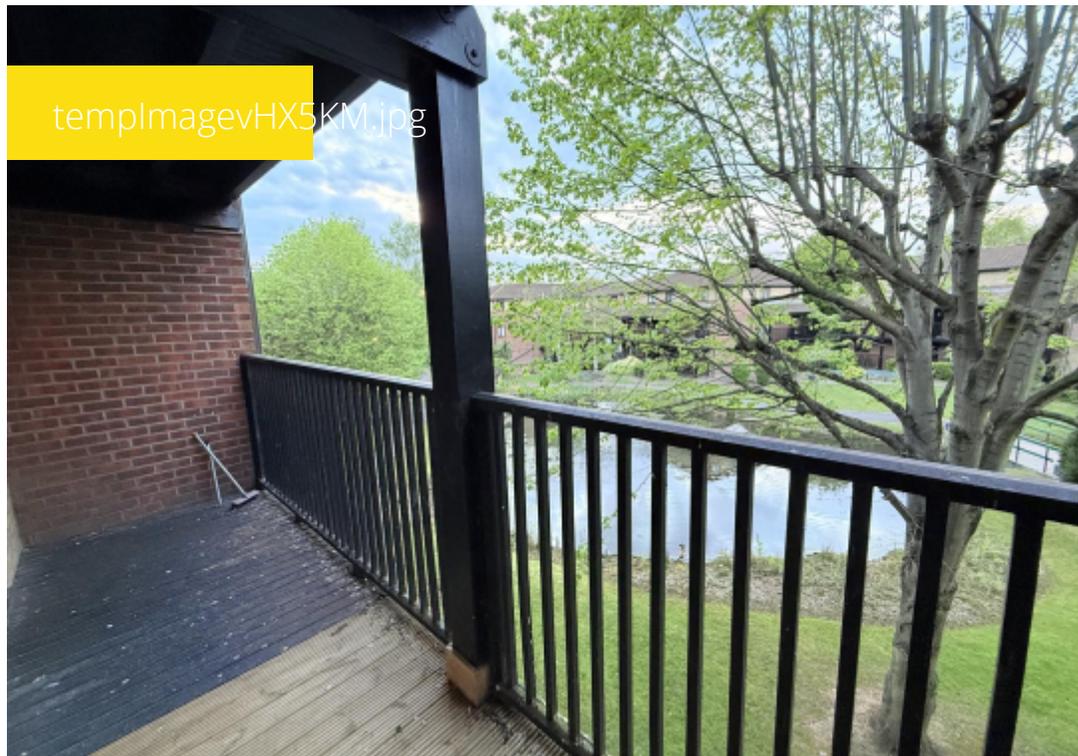
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