

122 Newark Crescent

| NG2 4NY | £120,000

ROYSTON & LUND

- Spacious Third Floor Apartment
- Ideal Location With Numerous Amenities Close By
- Newly Fitted Kitchen And Bathroom
- Viewing Highly Recommended
- EPC Rating - C
- **NO CHAIN**
- Excellent Transport Links
- Permit Parking
- Ready To Move Straight In
- Council Tax Band - A

















NO CHAIN

A well appointed third floor two bedroom apartment located in Sneinton. Situated close by to numerous amenities such as local shops, pubs and bars being a short walk from Sneinton market and into the City Centre. Not to mention excellent transport links to West Bridgford and the surrounding area along with Nottingham train station. This property would be an excellent fit for first time buyers or working professionals.

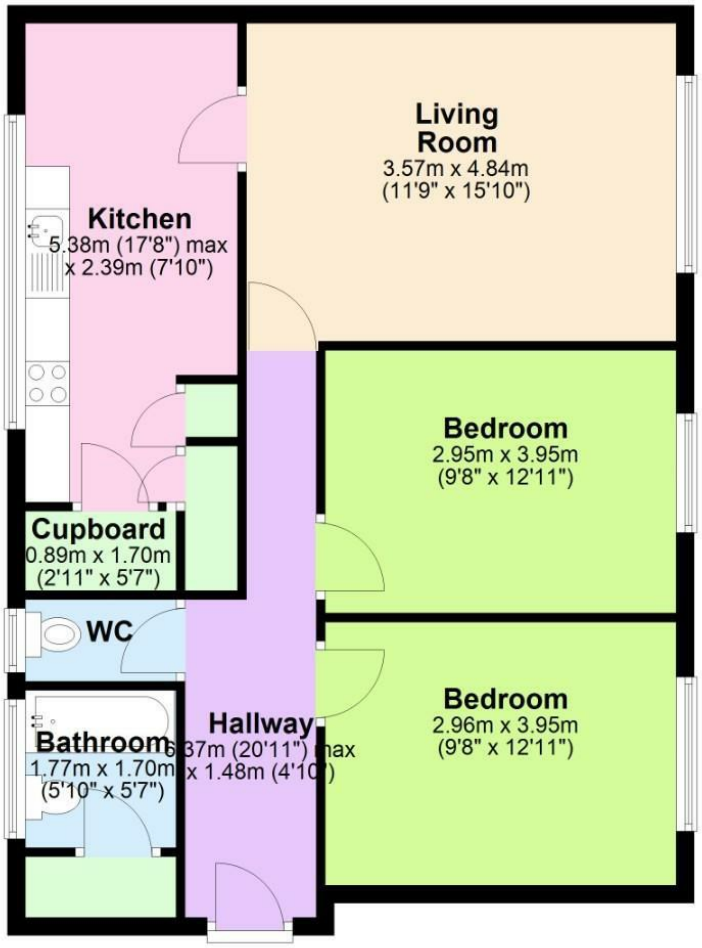
Interior accomodation comprises a hallway upon entry that leads into the main reception room, Both bedrooms, bathroom and separate WC. The living room is a generous size with large window to the side aspect overlooking the City and leads into the spacious galley kitchen fitted in 2026 where you will find integrated appliances such as an oven and hob and high quality base and wall units, with more than enough room to add freestanding appliances. positioned to the back of the kitchen is convenient storage space. Both bedrooms are well proportioned doubles and share a bathroom with bath and shower over head with wash basin and storage along with a separate WC.

There is permit off street parking to the apartments.

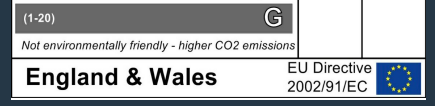
Length of lease: 125 years from 1982
Years remaining: 81
Service Charge: Approx. £400 P/A
Ground Rent: £10 P/A

Third Floor

Approx. 72.1 sq. metres (775.7 sq. feet)



Total area: approx. 72.1 sq. metres (775.7 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND