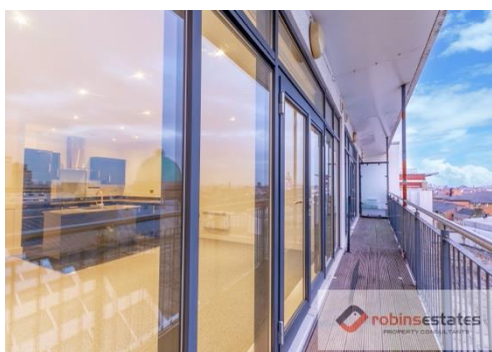




- MODERN DUPLEX CITY APARTMENT
- OPEN PLAN LIVING/DINING/KITCHEN
- TWO BATHROOMS
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- NEWLY DECORATED & NEW CARPETS



The Axis Wollaton Street
Nottingham, NG1 5FW

Guide Price £205,000



Robins Estates are delighted to offer for Sale this fabulous 2 bedroom DUPLEX APARTMENT situated in the heart of Nottingham City Centre, within easy walking distance of a wealth of facilities including shops, restaurants and bars.

This spacious apartment benefits from brand new carpets and newly painted, making it an attractive ready to move in city pad.

The Railway station, Tram Networks and main road routes are easily accessible and within a short walk.

Situated on the fifth and sixth floor, the property provides accommodation including an entrance hall, a fitted tiled bathroom and two bedrooms. The master bedroom has a modern tiled ensuite shower room.

The modern and spacious kitchen has granite worktops and benefits from a range of built in/integrated appliances including dishwasher.

Full height windows and doors opening onto a balcony from the open plan living room, giving spectacular views over Nottingham.

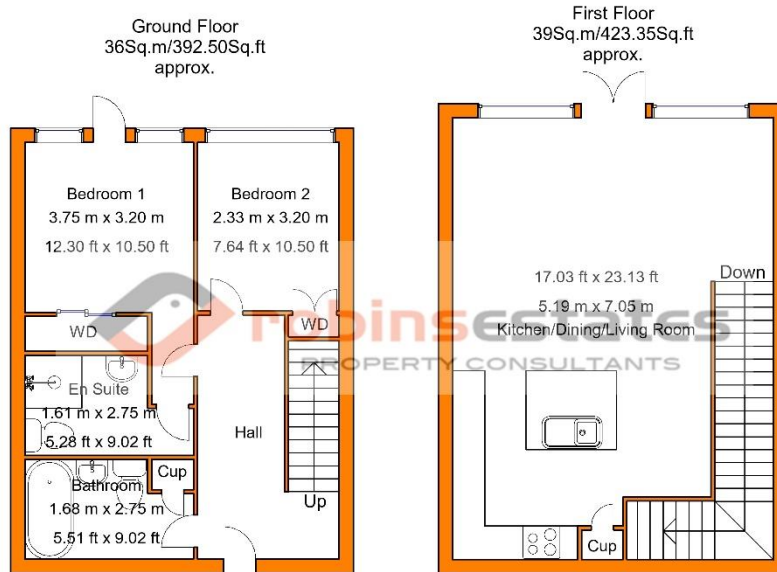
The property has electric heating, double glazing and security entry system. The building also has lift access to each floor.

The property benefits from secure allocated parking space.

- Allocated secure parking space
- Newly carpeted and decorated
- 2 Bedrooms with Master Ensuite
- Modern kitchen with integrated appliances
- Island Unit
- Spacious balcony with great views

Term of the Lease: 125 from 30th January 2009
Ground Rent: £200 pa
Service Charge: £3233 pa
Council Tax Band: D





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING, TERROIST, FINANCING & TRANSFER OF FUNDS REGULATIONS 2017

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.