



3 bed apartment to buy in NG8

Western Boulevard, Nottingham,
Nottinghamshire, NG8 5GR

£75,000 Starting Bid

 x 3  x 1  x 1

Tenure

Leasehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Three-bedroom apartment
- ✓ Recently fitted bathroom with separate bath and shower
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Occupying a prominent position on Western Boulevard, this spacious three-bedroom apartment is full of charm, character and potential. Overlooking the bustling junction below, it's the perfect spot to sit back, relax and watch the world go by, while enjoying excellent access to Nottingham city centre and beyond.

One of the apartment's standout features is the recently fitted bathroom, complete with both a bath and a separate shower, creating a stylish and practical space ready to enjoy. The building itself is full of character, with beautiful stained-glass windows adorning the communal stairwell, adding to its distinctive appeal.

Inside, the apartment offers generous accommodation throughout, including three well-proportioned bedrooms and a private balcony. While some rooms would benefit from a little updating, this is a fantastic opportunity to put your own stamp on a property with real personality and create a wonderful home or investment.

To the rear of the building is a private residents' car park, along with the added benefit of a garage belonging to the apartment.

Situated in a highly convenient location with excellent road connections and frequent public transport links into Nottingham city centre, this property is ideally suited to commuters, first-time buyers, investors or anyone looking for a spacious apartment with character and huge potential.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 77

Annual Service Charge Amount: £600.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: Garage, Residents

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

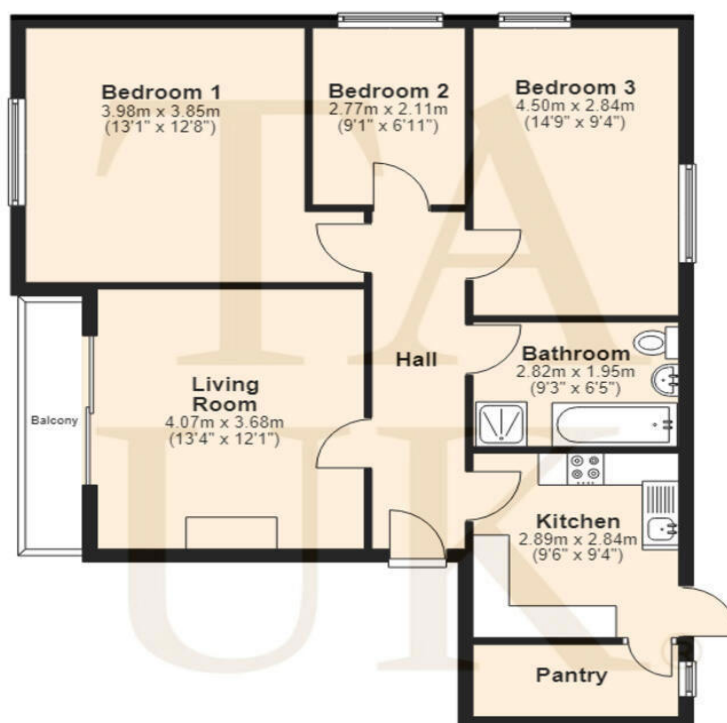
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Ground Floor



Total area: approx. 74.7 sq. metres (804.5 sq. feet)

This floor plan is provided for guidance and illustrative purposes only. It is not to scale, and all measurements are approximate. Perspectives buyers or tenants are advised to verify the details independently. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Western Boulevard, Nottingham, Nottinghamshire, NG8 5GR

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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