



## 7 Raynham Lodge Abbotsbury Close, Nottingham - NG5 5BZ

Guide Price £100,000

DavidJames  
the estate agent





## 7 Raynham Lodge Abbotsbury Close

Nottingham, Nottingham

GUIDE PRICE £100,000-£110,000 Well-presented 1 bedroom flat in a convenient location – perfect for first-time buyers or investors. Lounge, fitted kitchen and modern white bathroom suite! No chain!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

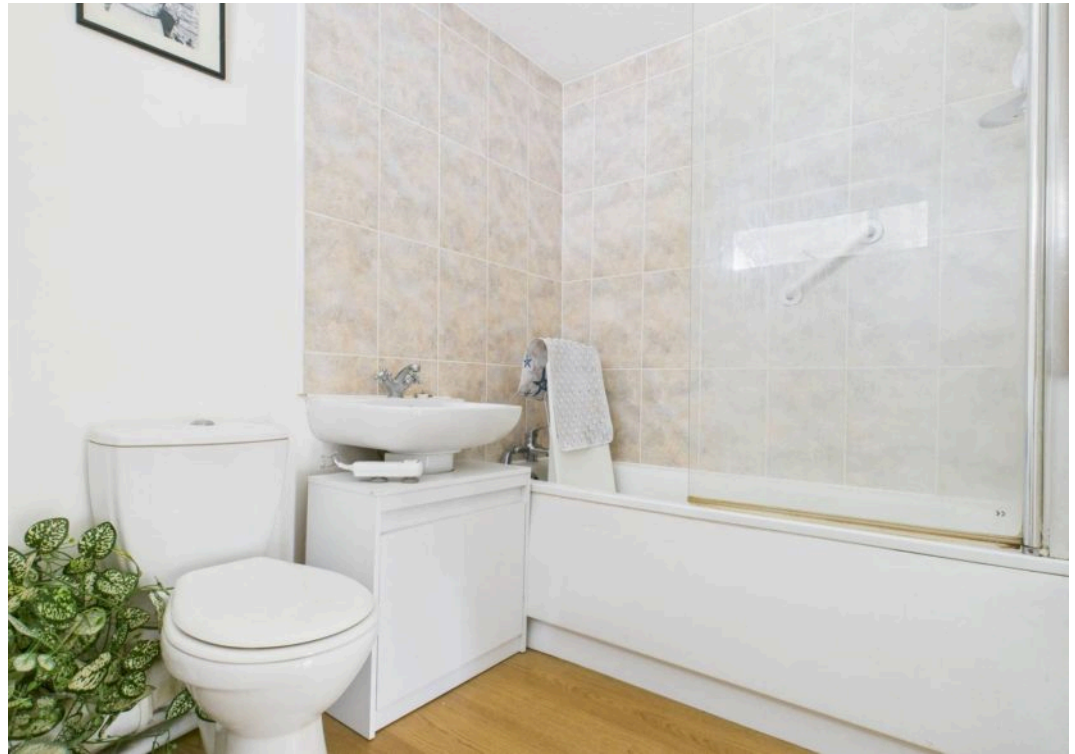
- Well-presented first floor flat
- Offered to the market with no upward chain
- Ideal for a first-time buyer or as an investment opportunity
- Good location close to shops, supermarkets and regular bus links
- Welcoming, bright and spacious lounge
- Fitted kitchen with integrated appliances
- Good-size double bedroom with wood effect flooring
- Partially-tiled bathroom with a three-piece modern white suite
- Gas central heating with Worcester boiler
- Low-maintenance front entrance area













**Bathroom**  
2.42 x 1.69 m  
7'11" x 5'6"

**Entrance  
Hallway**  
2.41 x 1.23 m  
7'10" x 4'0"



**Approximate total area<sup>(1)</sup>**  
44.3 m<sup>2</sup>  
476 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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