



## Manor Road, Keyworth

Guide Price £110,000





A two-bedroom apartment offered to the market with no upward chain. This property is a top floor apartment located within 2 minutes of the highly regarded South Nottinghamshire village of Keyworth. A rare opportunity to acquire a property at a highly competitive price, in this ever-appreciating location. A fantastic, affordable chance for first-time buyers fleeing the nest to stay local to family. The apartment also has a great track record of rental income and has always been in high demand from renters, now offering landlords the chance to secure a very lucrative investment whilst minimising stamp duty costs. In brief, the accommodation comprises an inviting entrance hall with built-in storage, two good-sized bedrooms, a lounge area with direct access to a balcony, a modern kitchen, a family bathroom and a ground-floor storage cupboard. Externally the property offers an allocated parking space.

- Highly Popular Location
- Keyworth Village Nearby
- No Upward Chain
- Ideal For First Time Buyers
- Good Buy To Let Investment
- Allocated Parking
- Affordable Two-Bed Home







### Kitchen

16' 10" x 7' 6" (5.14m x 2.28m)

The kitchen is lined with a range of high-gloss wall and base units and free-standing appliances included in the purchase. Vinyl flooring and a window to the rear aspect allowing plenty of natural light.

### Living Room

10' 2" x 13' 11" (3.09m x 4.25m)

A spacious living room with carpeted flooring and access to a balcony providing a great space for outdoor table and chairs.

### Bedroom 1

9' 11" x 10' 7" (3.03m x 3.22m)

A double bedroom with laminate flooring and window to the rear aspect.

### Bedroom 2

8' 1" x 10' 10" (2.47m x 3.30m)

A generous second bedroom with laminate flooring and window to rear aspect.

### Bathroom

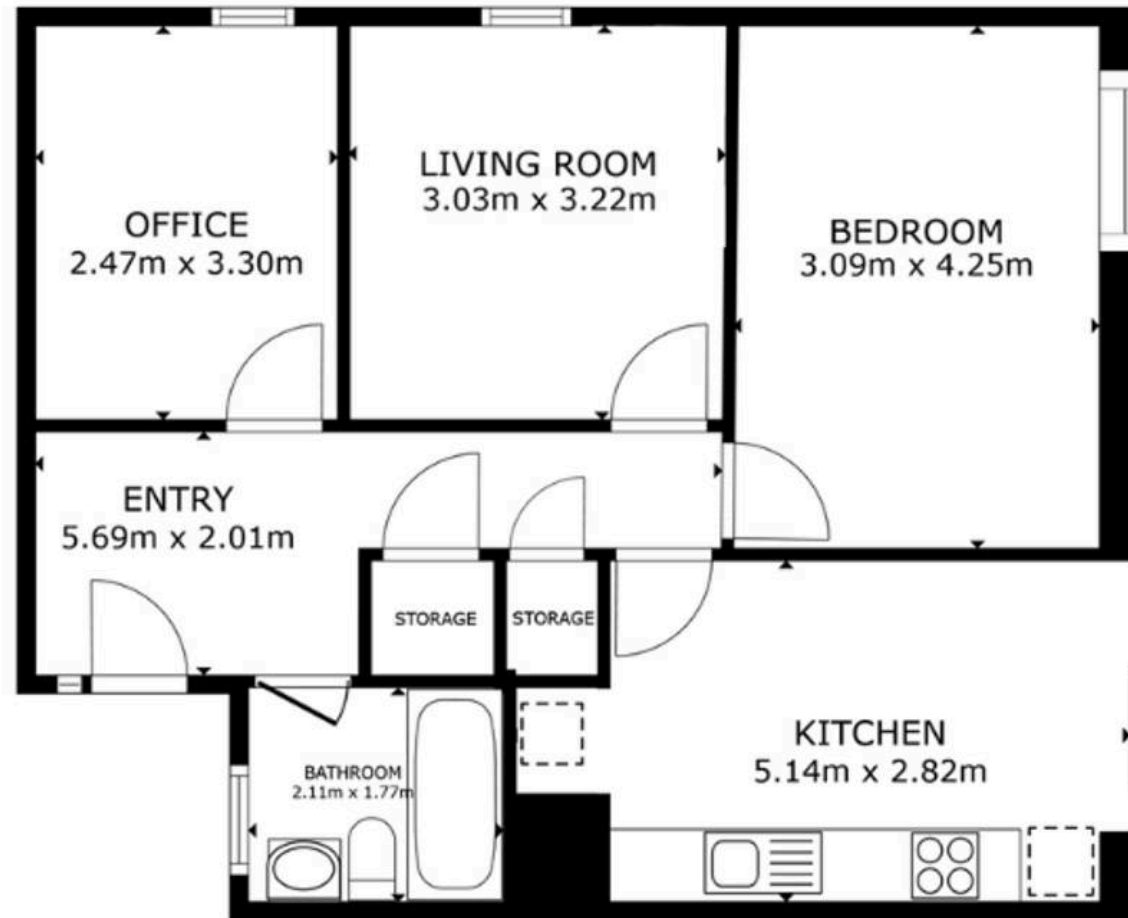
6' 11" x 5' 10" (2.11m x 1.77m)

Good sized bathroom with three piece suite comprising panel bath with shower over, wash hand basin and W.C



### Additional Property Details;

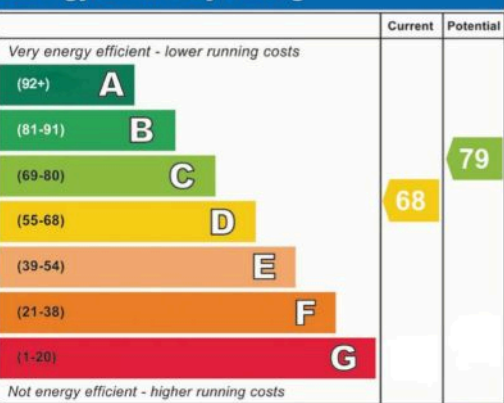
- Property Age Bracket: 1970 - 1990
- Council Tax Band: A
- Tenure: Leasehold
- Lease Expiry: 12/02/2114
- Ground Rent: £0.00 per month
- Service Charge: £129.00 per month



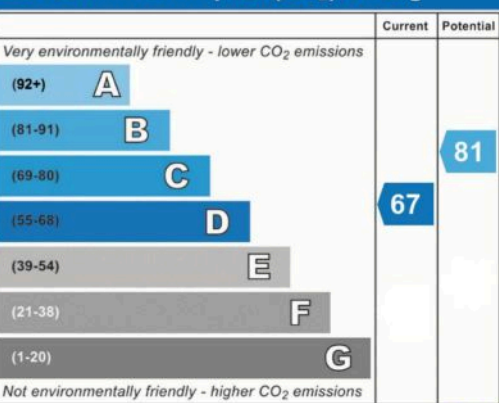
FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 61.2 m<sup>2</sup>  
TOTAL : 61.2 m<sup>2</sup>

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating







## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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