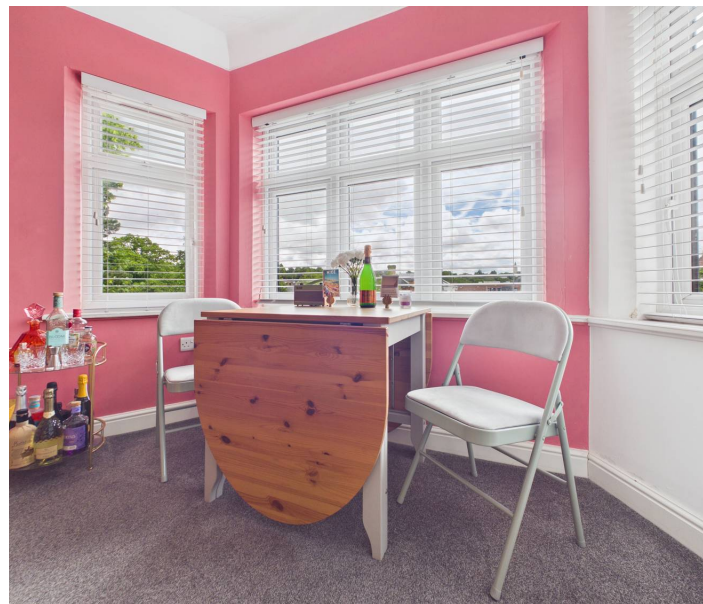
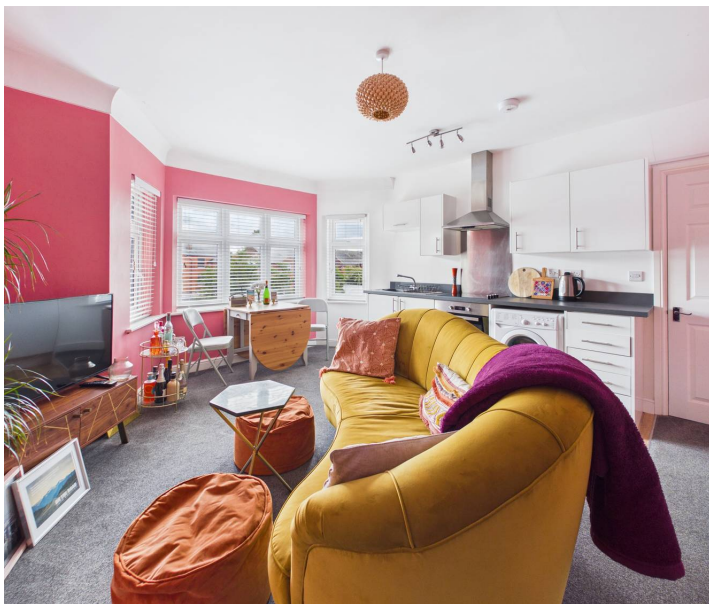




Flat 6, Kingswood House, 11 Pelham Road – NG5 1AQ

Guide Price £130,000

DavidJames
the estate agent



Flat 6

Kingswood House, Nottingham

GUIDE PRICE £130,000-£140,000! Stylish first floor apartment- no chain; open plan living kitchen, 2 beds, sleek bathroom, allocated parking, ideally located for amenities & transport links. Ideal for ftb's & working professionals.

Council Tax band: B

Tenure: Leasehold

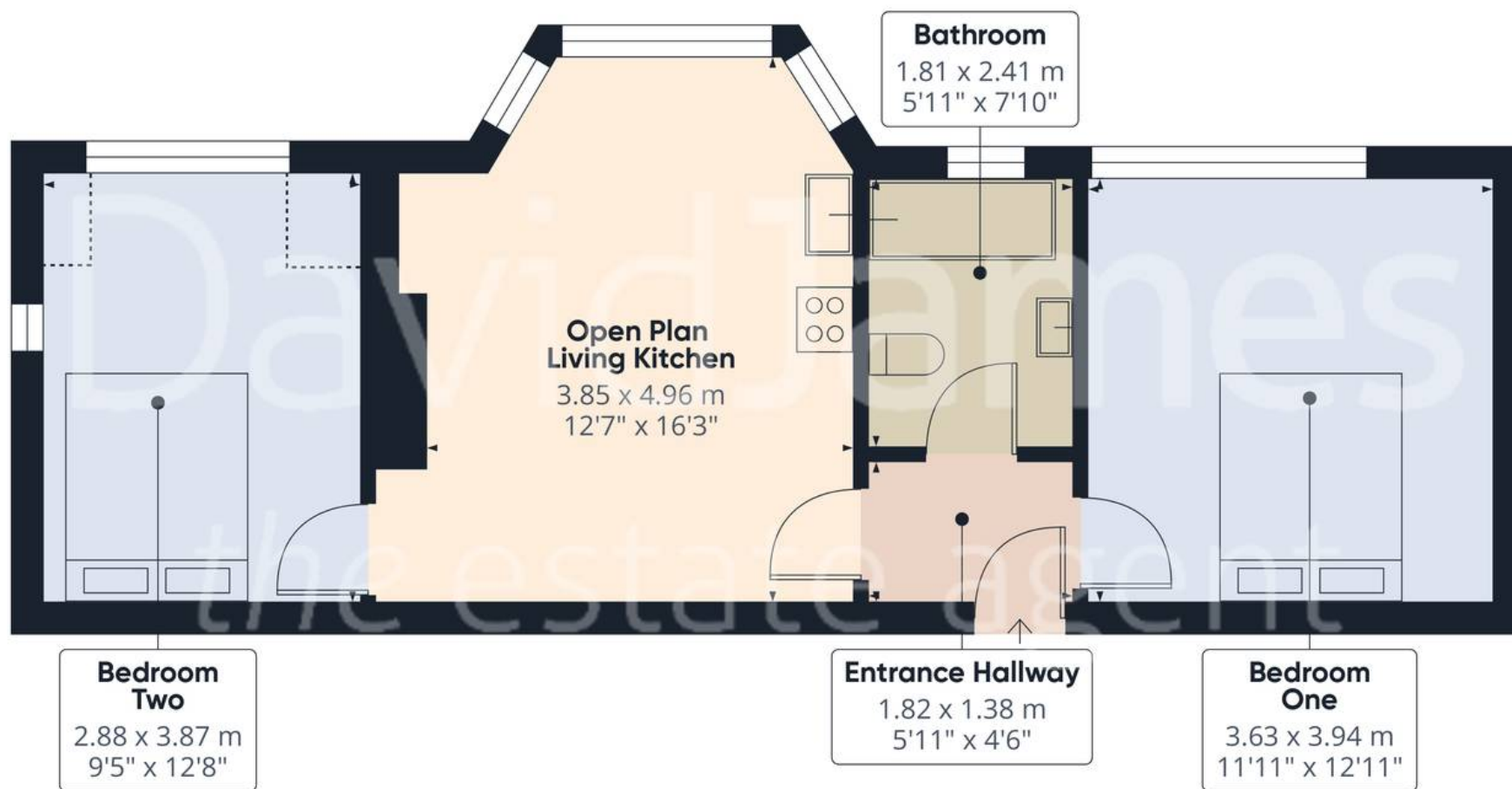
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stylishly presented, South facing first floor apartment offered with no upward chain
- Secure communal entrance with convenient intercom entry system
- Bright and spacious open plan living kitchen, ideal for relaxing and entertaining
- Modern fitted kitchen area with integrated cooking appliances
- Two bedrooms providing flexible accommodation for a variety of buyers
- Contemporary bathroom with marble-effect tiling and electric shower
- Allocated parking space providing convenience and peace of mind
- Ideal for first-time buyers, professionals, downsizers or investors
- Close to local amenities, shops, cafés and restaurants
- Excellent transport links to Nottingham city centre and surrounding areas







Approximate total area⁽¹⁾

51.8 m²

558 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360





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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.