

1 Double Bedroom

Unfurnished Flat

First Floor

Double Glazing

Gas Central Heating

Jillings Estates are pleased to offer a one double bedroom unfurnished flat with double glazing and gas central heating. To view call Jillings Estates on 0115 9609500

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Offering Accommodation Including:

Entrance

Fitted with a storage cupboard.

Lounge

With wood laminate flooring, uPVC double glazed window and a radiator.

Kitchen

Fitted with a range of units in a beech finish with laminate worktops and grey tiled splashbacks. Appliances include an integrated oven with electric hob and extractor. There is a uPVC double glazed window and vinyl flooring.

Bedroom (Double)

With a beamed ceiling, wood laminate flooring and uPVC double glazed window.



Bathroom

Fitted with a white suite comprising of a bath with an electric shower over, a pedestal basin and WC. There is vinyl flooring, uPVC double glazed window, radiator and the bathroom houses the gas central heating boiler.

Council Tax Band A (Erewash Council)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 50 | 57 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 47 | 54 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

PLEASE NOTE:

Viewing Arrangements

To arrange a viewing of this, or any other property, please contact Jillings Estates.

Fixtures and Fittings

All fixtures and fittings not specifically stated in these Detailed Particulars are excluded from the sale. Interested parties are advised to make specific mention of any fixtures or fittings required when making any offer in order to avoid any ambiguity.

Testing

No appliance or service has been tested by Jillings Estates and we are therefore unable to verify they are in full working order. Interested Parties are advised to make their own enquiries in this regard.

Internet

For further details of this or any other property marketed by Jillings Estates please visit our website at www.jillingsestates.co.uk.

Floor Plans & Measurements

All floor plans are produced for guidance purposes only and should not be relied upon by interested parties. They are not prepared to scale and measurements and other dimensions are not guaranteed. Please enjoy their illustrative benefits accordingly.

Surveys

Jillings Estates would be glad to arrange an RICS property survey for you when you have negotiated the purchase of your new home. Please contact us for further details.

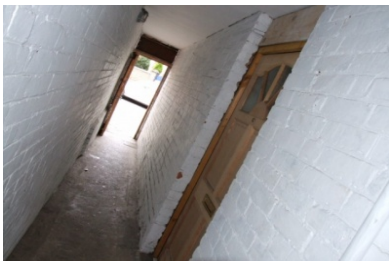
Contact Information

If you wish to contact us please use one of the following options:

Telephone: 01636 812887 or 01159609500

Email: sales@jillingsestates.co.uk

Postal Address: The Cornerhouse, 77 King Street, Southwell, Nottingham, NG25 0EH.





The Cornerhouse
77 King Street
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NG25 0EH

Southwell: 01636 812887
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