

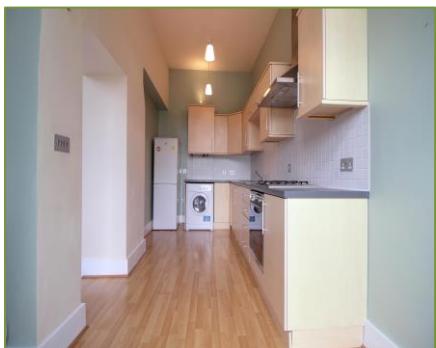
# For Sale



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The Ridge, 139 Foxhall Road,

Forest Fields

**Price:** £140,000



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## Information

**FOREST FIELDS:** This spacious two bedroom first floor apartment is situated in a fabulous Victorian period conversion overlooking The Forest on Gregory Boulevard, one mile from Nottingham City Centre. The apartment features a large open-plan living space, bathroom with shower over the bath, and two good-sized large double bedrooms.

## Description

### Entrance Hall

Entering through a solid timber door from the communal hallway, the entrance hall has wood laminate flooring, low voltage spot lighting, doors leading-off to bedrooms, lounge, and bathroom, a central heating radiator, and control panel for the intruder alarm.

### Lounge/Diner

Overlooking The Forest, a generous lounge diner is carpeted, has central heating radiator, low voltage spotlighting, and double glazed windows.

### Kitchen/Breakfast Room

Accessed through the lounge, a generous Kitchen is well equipped and comes with appliances included, including integrated dishwasher. Fitted with a range of wall & floor units, the kitchen has wood laminate flooring, and a Juliet balcony providing a lovely position for informal dining. The combi-boiler can be found housed in the wall unit above the freestanding washing machine.

### Master Bedroom

A very large master bedroom has built-in wardrobes, carpeted flooring, low voltage spotlights, double glazed bay window, central heating radiator.

### Bedroom 2

Overlooking The Forest, this smaller double room is carpeted, has double glazing, low voltage spots, and central heating radiator.

### Bathroom

With modern white 3 piece bathroom suite with mains shower over the bath, glass shower screen, ceramic tiled floor, heated towel rail, and stone coloured mosaic tiling. Extractor fan. Shaver light.

### Outside

Apartments at The Ridge come with one off-road parking space accessed from electric gates. Set back from Gregory Boulevard, the communal grounds are planted with mature shrubs, and maintained by the management company.

## Summary of accommodation

- Two Double Bedrooms
- Spacious Open-Plan Living Room
- Double Glazed
- Combi-Boiler
- Gated off-road parking for 1 car
- Alarm
- Chain Free

## Additional Information

The property is subject to a 150 year lease starting in 2008. Annual Ground Rent is £200, and service charge is £2260 per annum.

## Disclaimer

These details are produced in good faith with the approval of the vendor/s and are given as a guide only. We have not tested any appliances or systems at this property and cannot verify them to be in working order. These details, descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy, this cannot be guaranteed. Nothing herein contained shall be a warranty or condition and neither the vendor/s or ourselves will be liable to the purchaser in respect of any misrepresentations made at or before the date hereof by the vendor/s, agents or otherwise.

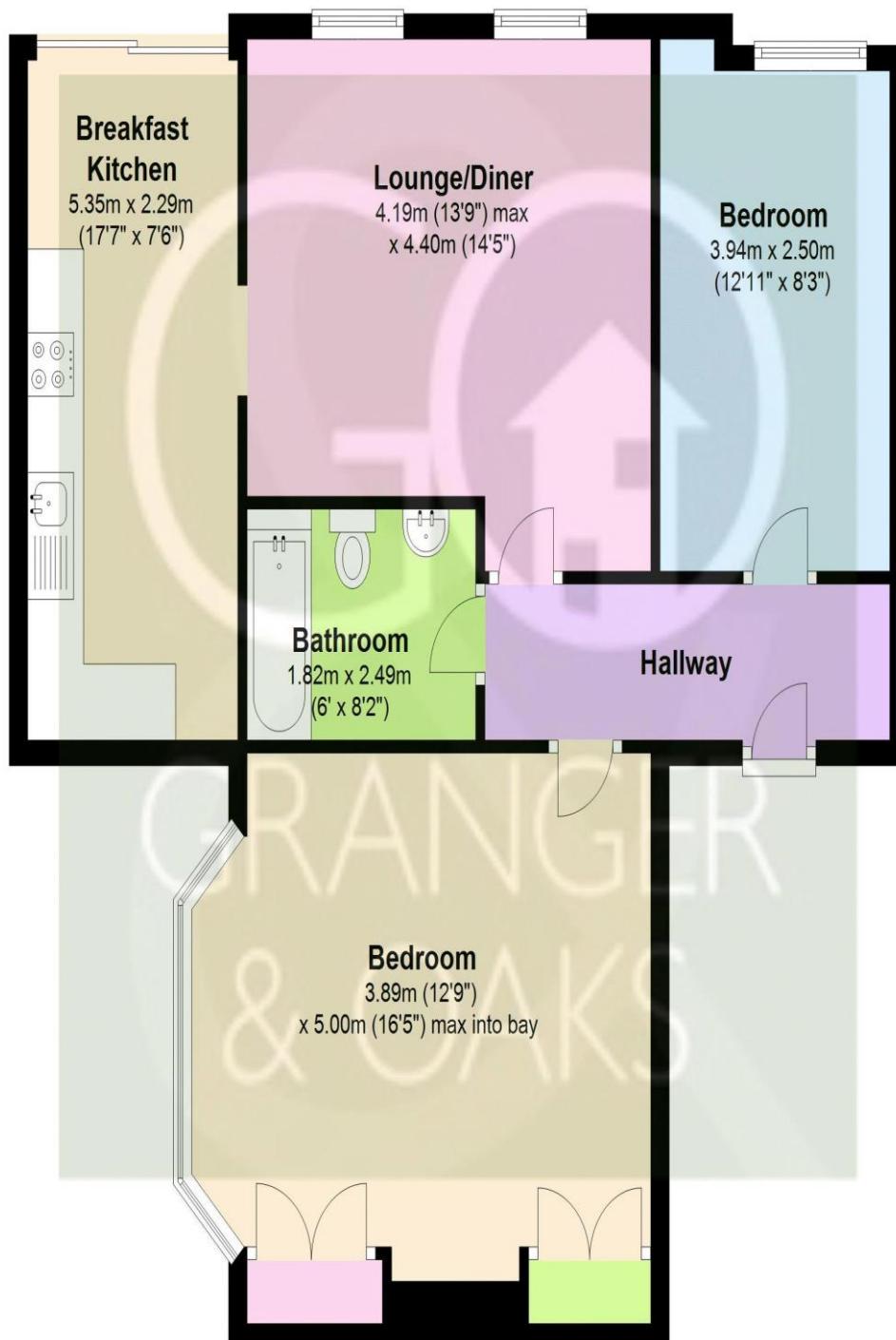
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## First Floor

Approx. 71.7 sq. metres (771.7 sq. feet)



Total area: approx. 71.7 sq. metres (771.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	