



£100,000

Wasnidge Walk, Nottingham

Apartment | 1 Bedroom | 1 Bathroom

0115 697 28 29



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# Step Inside

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## Key Features

- Buy with Cash
- Buy with Finance
- Carpets throughout
- chain free
- Close To City Centre
- Close To Local Amenities
- Double Glazing
- Off-street parking
- tenanted

## Property Description

One bedroom-flat with plenty of storage. Nearby the city center, ideal for those who want to live in the city but avoid city hustle and bustle.

## Main Particulars

Discover this well-presented mid-century one-bedroom flat in the heart of NG3, offering an ideal opportunity for first-time buyers or investors. Located just over a mile from Nottingham city centre, this property provides a blend of urban convenience and comfortable living.

Tenants currently in-situ. Fixed term tenancy ending October/November 2025. Achieving a rent of £650pcm.

Location & Amenities:

A range of local shops and supermarkets within walking distance, such as Murat Food Center in Sneinton Market, Tesco is the Victoria Center, Lidl on Carlton Road and Heron Foods further along the Well's Road.

Just a stone's throw away from Sneinton market, a host to plenty of festivals and gatherings. Hosting plenty of local shops including Artisan Chocolatiers, Jewellery Makers, Clothing Stores, Home and Decor stores and even a Collaborative Working Space.

Plenty of Bars and Pubs including local independent breweries such as Neon Raptor, The Bath Inn and Fox and Grape. Should you wish for a more relaxed pace, there are plenty of Café's and Coffee Shops such as Blend, The Avenue and more!

Green Spaces: Enjoy the outdoors at Victoria Park & St Mary's Rest Gardens, King Edward Park, Arnot Hill Park and Mapperley Golf Course & Recreation Ground. There is even Stonebridge City Farm!

On Sneinton Market there is also Victoria Leisure Center, including a Gym and Swimming pool. There are local art galleries such as BACKLIT and Surface Gallery.

Nearby places of Education:

Huntingdon Academy,  
Sycamore Academy, and  
St Ann's Well Academy nearby  
Bluecoat Trent Academy,  
Nottingham Skills Academy,  
Confetti College  
Nottingham Trent University City Campus.

Nearby Places of Worship:

The area is home to a variety of places of worship catering to major religions:

- \* Christianity: St George in The Meadows, located at St George's Drive, The Meadows, Nottingham NG2 1NX, offers regular services and community events.
- \* Islam: Nottingham Central Mosque, situated between the city centre and St Ann's, provides facilities for daily prayers and community gatherings.

\* Hinduism: The Hindu Temple and Community Centre at 215 Carlton Road, Nottingham NG3 2FX, serves the Hindu community with regular worship services and cultural events.

\* Sikhism: Guru Nanak Sat Sang Gurdwara, located at 60-62 Forest Road West, Nottingham NG7 4EP, welcomes the Sikh community for worship and community services.

\* Buddhism: Nottingham Buddhist Centre, at 9 St Mary's Place, Nottingham NG1 1PH, offers meditation sessions and teachings.

Transport Links:

Bus: Hedderley Walk bus stop just 50 meters away, offering quick access to Nottingham city centre and beyond

Train: Nottingham Railway Station (1.4 km) for easy rail travel

Tram: Accessible via Lace Market Tram Stop to the city centre and beyond.

Car: Well-connected by road, with routes leading into the city and surrounding areas such as Mapperley, Gedling, Hyson Green, Radford and Sherwood.

This fantastic property is for those seeking a well-connected and comfortable home. Don't miss out - book a viewing today!

For further details or to arrange a viewing, please get in touch.

USEFUL INFORMATION:

- EPC: D exp August 2030

- Council Tax Band A

- Within Selective Licencing Area for Nottingham City Council.

RESTRICTIONS:

"That the said hereditaments and premises shall not nor shall any part thereof at any time hereafter be used as a public house or Beerhouse or for the Sale of Spirits Wines ales or other Alcoholic Liquids for consumption on the said hereditaments and premises or any part thereof."

\*DISCLAIMER: Please ensure to seek your own financial advice whenever making any type of investment

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your co-operation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly regarding furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the contract and any inventory provided before signing these documents.

Council Tax Band: A (Nottingham City Council)

Tenure: Leasehold (89 years)

Ground Rent: £10 per year

Service charge £200 pa TBC

Tenants in situ, fixed term until oct 2025 tbc.

Rent £650pcm

Parking options: Off Street, On Street

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Not suitable for wheelchair users, Ramped access

Restrictions: Lease restrictions, Restrictive covenants

**Kitchen/lounge** w: 2.79m x l: 7.1m (w: 9' 2" x l: 23' 4")

Open plan kitchen and lounge. Features 1x radiator with thermostatic valve. 2 single sockets and 5 double sockets.

**Bedroom** w: 3.65m x l: 3.16m (w: 12' x l: 10' 4")

**Bathroom** w: 1.6m x l: 2.04m (w: 5' 3" x l: 6' 8")

This bathroom has it all, an electric shower over a full size bath, heated towel rail, wash hand basin and toilet.

**Cupboard** w: 1.62m x l: 1.18m (w: 5' 4" x l: 3' 11")

Large storage cupboard with built in shelving and clothes rail.

**Cupboard** w: 1.77m x l: 0.69m (w: 5' 10" x l: 2' 3")

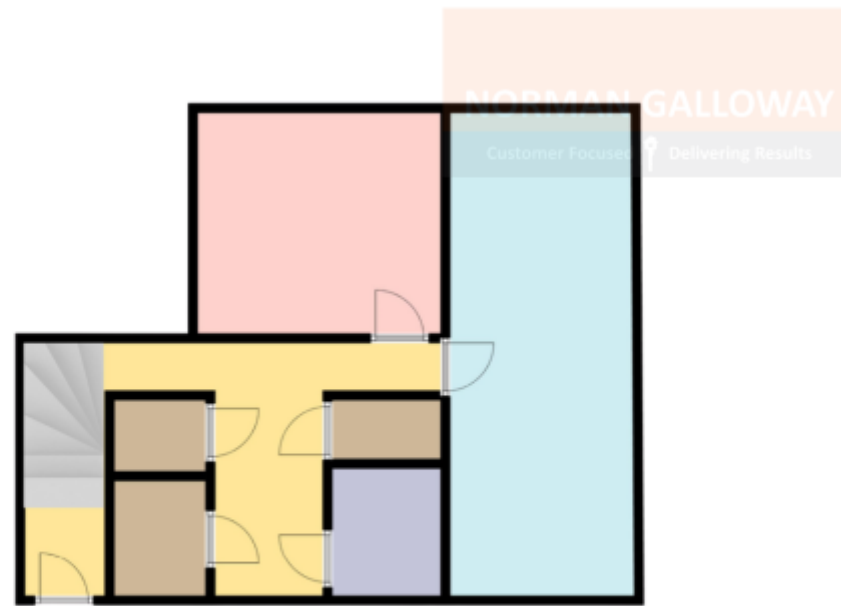
Smaller storage cupboard perfect for storing those cumbersome items such as your vacuum, mop & bucket and broom.

**Cupboard** w: 1.55m x l: 0.79m (w: 5' 1" x l: 2' 7")

Water Heater/Boiler cupboard.







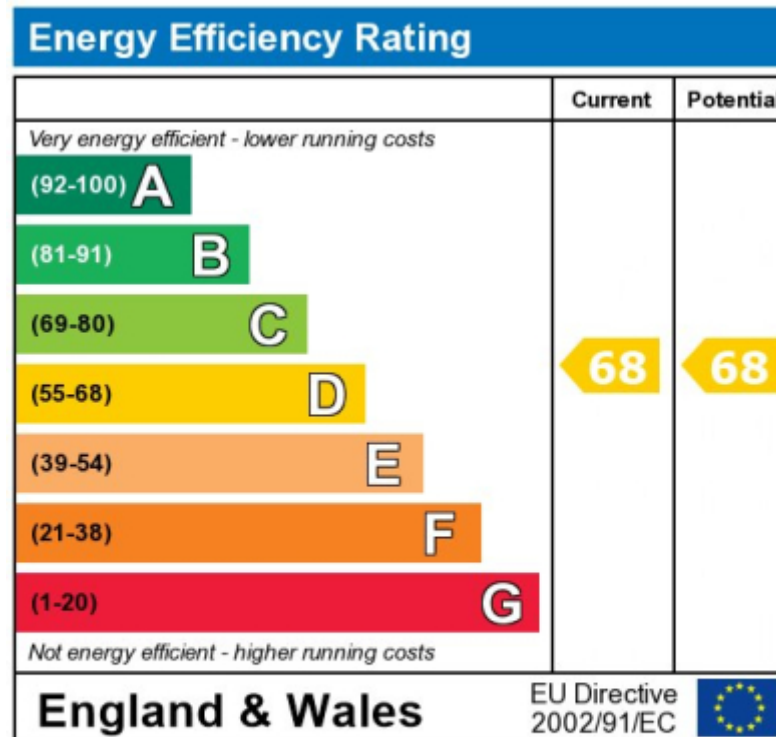
Wasnidge Walk  
NG3

Not to Scale - For illustration purposes only

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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