





\*\*\*\* GROUND FLOOR \*\*\*\* NO CHAIN \*\*\*\* This apartment has only had one owner and has been well kept and lovingly looked after over the years. Secure entrances to the front and rear into a communal hall. Private entrance hall with two storage cupboards, lounge diner and open through to a fitted kitchen. Two bedrooms and a bathroom. Allocated parking space and visitor spaces. INTERNAL VIEWING HIGHLY RECOMMENDED.

The location is particularly appealing, as Castle Donington is known for its vibrant community and high standard of amenities. Residents can enjoy a variety of independent shops, a post office, a doctors' surgery, a pharmacy, and a supermarket, all within easy reach. Additionally, the area is home to several pubs and restaurants, providing a delightful selection of dining options.

For those who commute, the property is conveniently situated near East Midlands Airport and Parkway railway station, ensuring easy access to major cities such as Nottingham, Derby, and Leicester. The 24-hour Skylink bus service further enhances connectivity, making this location ideal for both work and leisure.



## SECURE ENTRANCE

Secure and locked communal entrance with private entrance door into the apartment.

## HALL

Two storage cupboards, wall mounted heater and doors to -

## LOUNGE DINER

Two double glazed windows to the front elevation, two wall mounted heaters and arch to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted oven and hob with extractor hood, plumbing and space for a washing machine and dishwasher, and space for a fridge freezer.

## BEDROOM 1

Double glazed window to the rear and a wall mounted heater.

## BEDROOM 2

Double glazed window to the rear and a wall mounted heater.

## BATHROOM

Panel enclosed bath with a shower and shower screen, vanity sink unit with wash hand basin and storage under, low flush wc and a wall mounted heater.

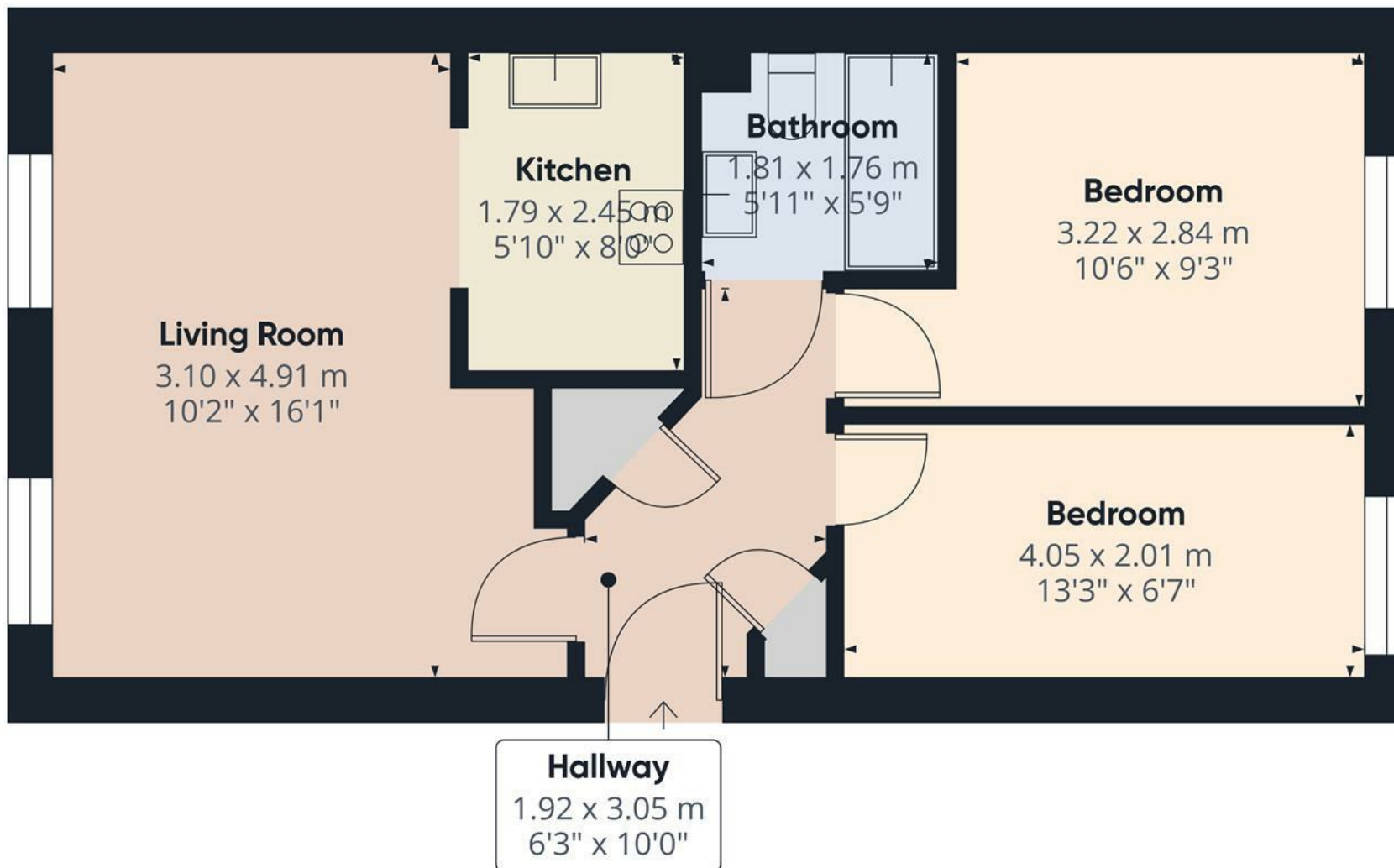
## OUTSIDE

Allocated parking space and visitor parking spaces. Covered recycling area and a bin store.









Approximate total area<sup>(1)</sup>  
48.91 m<sup>2</sup>  
526.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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