



**TRENT BRIDGE**  
QUAYS



**1 BEDROOM LUXURY APARTMENTS FROM £212,500**  
Located on an exciting waterside development close to the city centre, West Bridgford and the train station.

**FIRST TIME BUYER?**  
Reserve a 1 bed new build apartment this June and benefit from a 5% deposit developer contribution!

**BUY FROM JUST £10,625 DEPOSIT\***

TRENT-BRIDGE-QUAYS.CO.UK  
Email: trentbridgequays@williamhbrown.co.uk Call: 07895 312490

\*Incentive valid until 30th June 2024 exclusive to first time buyers looking to owner occupy. Offered towards the purchase of a 1 bedroom new apartment, incentive offered to the value of up to £12,500 - plot dependent. Not to be used in conjunction of any other incentive. Speak to our sales advisor / mortgage advisor for more information.



**Trent Bridge Quays Meadow Lane, Nottingham NG2 3EW**



**welcome to**

**Trent Bridge Quays Meadow Lane, Nottingham**

UPTO 5% DEVELOPER DEPOSIT CONTRIBUTION ON THE LAST FEW REMAINING 1 BED APARTMENTS - Located on the first floor is this lovely 1 bed apartment briefly comprising open plan kitchen/ living/ dining room, master bedroom and shower room. Luxury specification throughout. Apartment block over 60% sold out





## **Trent Bridge Quays**

Trent Bridge Quays is an exclusive and stylish development located on the banks of the River Trent. This stunning development offers beautiful waterside views whilst boasting a prime location, superbly placed to enjoy everything that waterside living and West Bridgford living has to offer.

Positioned perfectly within a mile of Nottingham's City Centre, Nottingham Train Station and West Bridgford with excellent transport links and amenities a plenty. Whether you're looking for a location with an easy commute to work, looking to enjoy City life or simply want to benefit from the peace and tranquility that waterside living has to offer, Trent Bridge Quays makes the perfect location for your new home!

The development offers striking town houses and apartments all finished to the highest of standards with green spaces and well positioned benches on the promenade allowing residents to appreciate the outstanding setting and views.

Each property is offered with a 10 year new build warranty, impressive EPC ratings for low cost running bills and a fully comprehensive specification with flooring and appliances included.

### **Entrance Hall**

Spacious entrance hall with large storage cupboard, doors off to bedroom, bathroom and open plan kitchen living room.

### **Kitchen Living Dining Room**

Spacious open plan room perfect for entertaining and relaxing, the kitchen area is fitted with a modern range of wall and base units, integrated washer dryer, dishwasher, fridge freezer, induction hob and electric oven. Large windows welcome an abundance of natural light.

### **Bedroom One**

Spacious double bedroom

### **Shower Room**

Spacious walk in shower cubicle, WC and wash hand basin with vanity unit under, heated towel rail, Porcelanosa tiled wall and flooring.

### **Outside**

The development offers a variety of green spaces and well positioned seating areas, perfect for enjoying the peaceful river views.

### **Disclaimer**

Please note images are of show homes, plots are brought off plan. Please call the sales office for more information. Option to purchase parking subject to availability.



***view this property online*** [williamhbrown.co.uk/Property/WBF102686](http://williamhbrown.co.uk/Property/WBF102686)



welcome to

## Trent Bridge Quays Meadow Lane, Nottingham

- First floor 1 bedroom apartment
- Fully fitted kitchens with integrated appliances
- Council Tax Band TBC
- Flooring included throughout using luxury LVT, Porcelanosa tiles and carpets
- Close to local amenities, City Centre and West Bridgford

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 250 years from 20 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF102686 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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