



Trent Bridge Quays Culvert Rise, Nottingham NG2 3EX

welcome to

Trent Bridge Quays Culvert Rise, Nottingham

LAST CHANCE TO BUY A BRAND NEW TOWNHOUSE AT TRENT BRIDGE QUAYS - 146 SQFT LARGE SOUTH FACING ROOF TERRACE - Three double bedrooms, en-suite to master bedroom, separate kitchen & living room. Luxury specification throughout. Low running costs, EPC rated B, EV charging point. Last plots remaining!



Trent Bridge Quays

Trent Bridge Quays is a uniquely placed development positioned on the bank of the River Trent, with beautiful water views and is superbly placed to enjoy everything waterside living and West Bridgford living have to offer. With West Bridgford and all of its local amenities being within such a short walk and the long and relaxing walk alongside the River Trent available to any discerning buyers.

Entrance

Luxury Vinyl Tile flooring. Stairs leading to first floor and door to kitchen/dining area.

Kitchen / Dining

Kitchen diner space perfect for families and professional couples to host and entertain in, Fitted kitchen including integrated fridge freezer, dishwasher, washer/dryer, single oven and electric hob.

Luxury Vinyl Tiling to floor, and large windows to the front of the property.

Leading through to internal lobby providing access to WC and door to lounge.

Living Room

Living room, with fitted carpets, TV points and door to large under stairs storage cupboard.

Patio doors leading to a well proportioned rear garden with patio area and turf.

First Floor

First floor landing with doors to bedroom 2, bedroom 3 and family bathroom.

Family Bathroom

Family Bathroom, with bath with mains shower over, WC and hand wash basin with vanity unit under. Heated towel rail, Porcelanosa full height tiling to walls and Porcelanosa tiled flooring.

Bedroom Two

Generous Double bedroom with window overlooking rear garden.

Fitted carpet, chrome sockets and tv point.

Bedroom Three

Generous Double bedroom with window overlooking the front of the property.

Fitted carpet, chrome sockets and tv point.

Second Floor / Master Bedroom

Master bedroom, vaulted ceilings and balcony to front and rear of the property.

Access to walk in wardrobe space and master ensuite.

Fitted carpets, chrome sockets and tv point

Ensuite

Large walk in shower. WC and hand wash basin with vanity unit under. Heated towel rail, Porcelanosa full height tiling to walls and Porcelanosa tiled flooring.



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Trent Bridge Quays, Culvert Rise, Nottingham

- Phase 2 three bedroom town house with enhanced specification
- Allocated car parking space with EV car charging point
- Last few townhouses available
- Enclosed south facing rear garden plus 146 sqft roof terrace
- Fully fitted modern kitchen with integrated appliances

Tenure: Freehold EPC Rating: Exempt

£420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF102926 - 0007

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.



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