



Culvert Rise, Nottingham NG2 3EX

welcome to

Culvert Rise, Nottingham

*****TRENT BRIDGE QUAYS*****

3 BEDROOM HIGH SPECIFICATION MAISONETTE IN NG2 - Fall in love with your new waterside home at Trent Bridge Quays. Stylish and sizable new build 3 bed maisonette with easy access to West Bridgford, City Centre & train station. 50% now sold out - Reserve today!



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 hall with two storage cupboard and doors to kitchen living room, Bathroom and Bedrooms.

Kitchen Dining Living Room

Fantastic space with fully fitted kitchen with integrated appliances, dual aspect windows will fill this room with natural light.

Bedroom One

Spacious double room with door to ensuite shower room

Ensuite Shower Room

Walk in shower cubicle with shower and tiled wall,

WC, wash hand basin with vanity unit under, heated towel rail, Porcelanosa tiled wall and flooring.

Bedroom Two

Double bedroom with double glazed window

Bedroom Three/ Study

Single room with double glazed room.

Luxury Bathroom

Bath with shower over, WC and wash hand basin with vanity unit under, heated towel rail, Porcelanosa tiled wall and flooring.

Outside

Allocated parking space within gated courtyard. 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 home at the development. Please call for more information.



view this property online williamhbrown.co.uk/Property/WBF102985



welcome to

Culvert Rise, Nottingham

- Stylish 3 bed Maisonette
- Allocated parking space in gated courtyard
- New Build 10 year warranty
- Council Tax Band TBC
- Easy Access to West Bridgford, City Centre and Transport Links

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£335,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBF102985](https://www.williamhbrown.co.uk/Property/WBF102985)



Property Ref:
WBF102985 - 0003

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.



william h brown



01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West
Bridgford, NOTTINGHAM, Nottinghamshire,



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)