



Trent Bridge Quays Mullers Yard, Nottingham NG2 3JW

welcome to

Trent Bridge Quays Mullers Yard, Nottingham

UNEXPECTEDLY BACK ON THE MARKET!!

A rare opportunity to purchase the LAST remaining one bed, at the ever popular Trent Bridge Quays. The perfect first time purchase or investment property, call the Nottingham City centre office now to arrange a viewing before this apartment gets snapped up!!

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 storage cupboard housing water tank, electric metre and charging points. Access through to bedroom, living area and show room.

Kitchen & Living Area

Spacious open plan room perfect for entertaining and relaxing, the kitchen area is fitted with a modern

range of wall and base units with integrated washer dryer, dishwasher, fridge freezer, induction hob and electric oven. The front and side windows to the room welcomes an abundance of natural light.

Bedroom

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.

Agent Note

Please note some images have been digitally dressed for demonstration purposes only. These are a guide only and should not be relied upon, for more details please speak to one of our sales advisors.





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welcome to

Trent Bridge Quays Mullers Yard, Nottingham

- UNEXPECTEDLY BACK ON THE MARKET
- Third Floor
- Fully fitted Kitchen with integrated appliances
- 6% plus yield
- Ideal First Time buy purchase

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

from

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103597 - 0002

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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