



Harecastle House Waterside Way, NOTTINGHAM NG2 4RS

welcome to

Harecastle House Waterside Way, NOTTINGHAM

This EXCEPTIONAL two-bedroom ground floor apartment is perfect for FIRST TIME BUYERS!, Finished to an excellent standard throughout, and ideally located just a stone's throw from the River Trent, with easy access to the City Centre, this apartment offers both convenience and CONTEMPORARY LIVING!



Living Room / Kitchen

20' 6" Max x 17' 7" (6.25m Max x 5.36m)

The open plan kitchen and living area has a range of fitted base and wall units with a wrap-around worktop, a stainless steel sink and a half, an integrated oven with an electric hob, extractor fan and splashback, space and plumbing for a washing machine, two radiators, a TV point, UPVC double-glazed windows.

Bedroom One

14' Max x 13' 6" (4.27m Max x 4.11m)

The first bedroom has a TV point, a radiator, access into the en-suite and a UPVC double-glazed window

Ensuite

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower screen, heated towel rail, partially tiled walls, recessed spotlights, and an extractor fan

Bedroom Two

13' 6" x 8' (4.11m x 2.44m)

The bedroom has a UPVC double-glazed window, a radiator, a TV point

Bathroom

The bathroom has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a panelled bath with a mains-fed shower and a shower screen, heated towel rail, recessed spotlights, and an extractor fan.



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Harecastle House Waterside Way, NOTTINGHAM

- 40% SHARED OWNERSHIP APARTMENT
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- MAIN BEDROOM WITH ENSUITE
- WELL PRESENTED THROUGHOUT

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2021.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of **£85,000**



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103624 - 0006

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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