

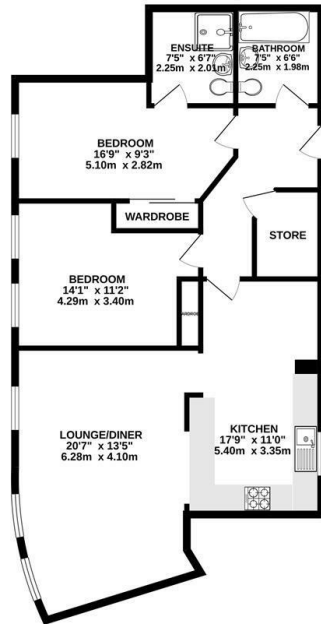


## 1 Castle Point, 8 Castle Boulevard, Nottingham, NG7 1FL

Offers Over £272,000

- Luxury High Spec Apartments
- Gated Allocated Parking
- Freehold is owned by leaseholders
- Includes Additional 100sqft Basement Storage Unit
- Open living, dining and kitchen area
- Secure Entry Intercom System
- Granite worktops & Integrated Neff appliances
- Security Alarm system & Cat5 cabling throughout
- Vent Axia air flow system
- Underfloor Heating

GROUND FLOOR  
913 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan (including base, measurements of doors, windows, rooms and any other items are appropriate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee will be given regarding their operation or efficiency. ©2024  
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## Directions

## Viewings

Viewings by arrangement only. Call 01623 747 956 to make an appointment.

## Council Tax Band

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	