



## 262 Waterside Way, Nottingham, NG2 4RE

Offers In The Region Of £435,000

- Penthouse Apartment
- Open Plan Living Area
- Balcony
- Swimming Pool & Gym

- Two Bedrooms
- Fully Fitted Kitchen
- River Views

- Two Bathrooms
- Exceptional Storage Space
- Secure Parking

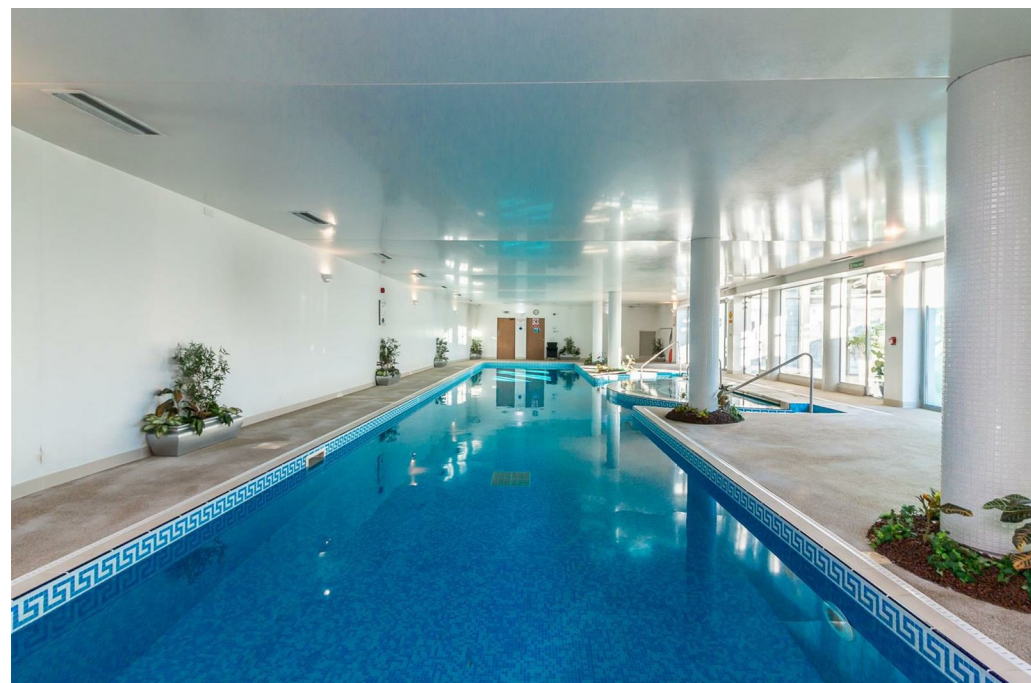
# 262 Waterside Way, Nottingham NG2 4RE

A luxurious Penthouse apartment located on the 6th floor and having stunning views over the River Trent and Nottingham,

Briefly comprising of an open plan lounge/dining area with a fantastic bay window and balcony overlooking the River Trent, fully equipped fitted kitchen, two double bedrooms, ample storage space and cupboards, ensuite to master bedroom and family bathroom. Additional benefits are a lift, allocated parking space, access to meeting rooms, gymnasium, heated swimming pool and concierge!



Council Tax Band: F



### Accommodation

This stunning Penthouse apartment is located within the River Crescent complex. This apartment has the most amazing views over the River Trent and Nottingham. Prominently located close to Nottingham Racecourse, Colwick Country Park and Riverside Walks. Also within close proximity to Nottingham Forest City Ground, Nottingham County Meadow Lane and Trent Bridge Cricket Ground!

Situated on the 6th floor, the accommodation comprises entrance hallway with fitted cupboards offering ample storage space, spacious open plan living/dining room, fully fitted kitchen, balcony, two bedrooms, en-suite shower room and family bathroom.

Additional benefits include South facing aspect, concierge, lift, fully equipped gym, indoor heated swimming pool, business suite for the exclusive use of the residents and allocated car parking.

Outside, a riverside footpath skirts the perimeter of the grounds and there are pleasant landscaped gardens maintained to a high standard which can be enjoyed by all residents.

Situated perfectly with easy access to A60, A612, Nottingham city centre.

This property really must be viewed to appreciate the accommodation being offered to the market.

### Leasehold Information

Tassi Sales & Lettings have been advised of the following information regarding the leasehold of this property:

115 years remaining on the lease from 2024

Ground rent - £300

Service charge - £3,920

### Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photo card driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

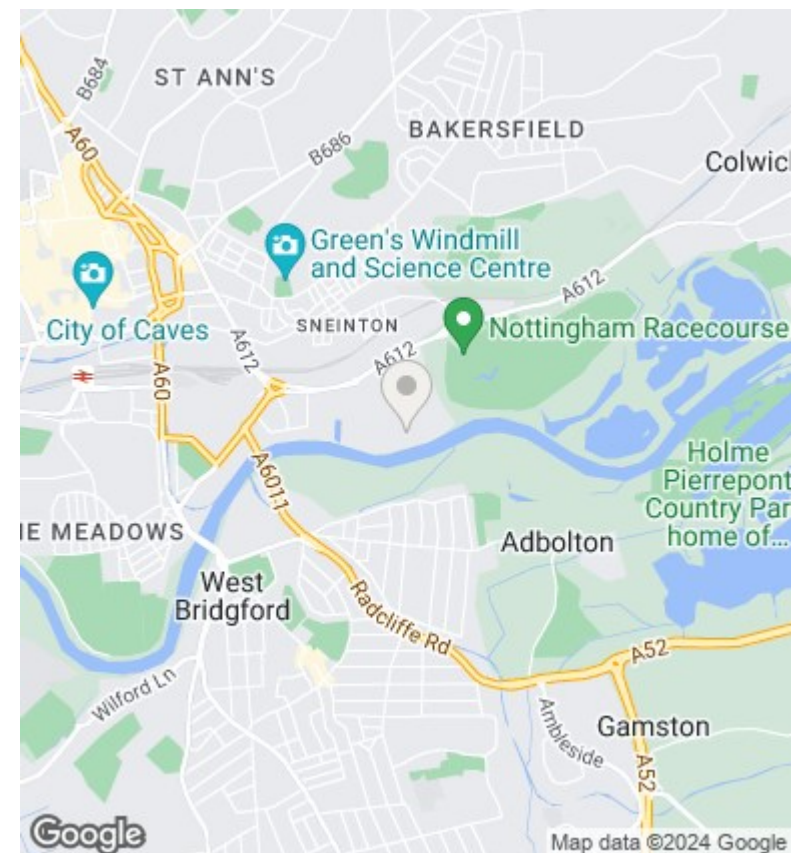
### Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

### Referral Agreement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



## Directions

## Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(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	