



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

8 Castle Boulevard, NG7 1FL

This well presented apartment is situated on the raised ground floor level of the popular Castle Point development.

Accessed via an impressive communal atrium, the private apartment provides accommodation including an entrance hall, an open plan reception incorporating the living, dining and fitted kitchen areas (with a range of built in appliances), plus two bedrooms, a bathroom and a utility/store.

Benefiting from a security telephone entry system, Cat5 cabling, alarm system, double glazing, and under floor heating, the property also has a secure dedicated cellar storage area, and an allocated car parking space.

Situated within walking distance of a wealth of facilities in Nottingham city centre including shops, restaurants, bars, museums and more, the property is also close to main road routes giving access to the Queens Medical Centre and the University.

Viewing is essential.



Council Tax Band:



Communal Entrance

With camera telecom entry to each apartment, opening to the:-

Atrium

An impressive open area which gives access to the private apartments. There are stairs up to raised ground level, and access to Apartment 1.

Private Accommodation

Entrance Hall

Wall mounted telecom entry phone, laminate flooring, ceiling spot lights, doors into the utility/store, the bathroom, two bedrooms, and the open plan lounge/dining/kitchen space.

Storage/Utility

Housing a washer/dryer, space for hanging coats, wall mounted Veissmann central heating boiler, ceiling light point and Axia air flow system.

Open Plan Living / Dining / Kitchen Area

KITCHEN AREA:- Fitted with a range of high gloss wall, drawer and base units, Granite work surfaces, inset sink with a mixer tap, integrated NEFF appliances such as dishwasher and fridge/freezer, integrated oven, and an induction hob with an extractor hood over. Timber framed window overlooking the atrium, ceiling spot lights, laminate flooring, open to the:-

LIVING/DINING AREA:- Three windows to the side elevation, ceiling spot lights, wall light points, laminate flooring.

Bedroom One

Double glazed window to the side elevation, ceiling spot lights, built in wardrobes with sliding mirrored doors, access to the:-

En-Suite

Fitted with a shower unit with a rainfall shower, and a vanity unit incorporating

the wash hand basin (with a wall mounted lighted mirror over), and the low flush wc.

Bedroom Two

Two double glazed windows to the side elevation, ceiling spot lights, built in wardrobes.

Bathroom

Fitted with a panelled bath with a shower over, and a vanity unit incorporating the wash hand basin (with a wall mounted mirror over), and the low flush wc. Tiling to the walls, tiled effect flooring, ceiling spot lights, heated towel rail.

Cellar Storage

Accessed from the atrium and a communal basement area. (Numbered 1).

Parking

One allocated parking space.

Let

Please call Tassi for further information on the tenancy.

Leasehold

The property is leasehold- the vendor has advised us that the Freehold was acquired by the leaseholders in 2022 via the management company. We are informed that a 199 year lease commenced on 1st June 2014.

We are further informed that a Ground Rent of £282.00 per annum is payable, plus a Maintenance Charge of approximately £2,300.00 per annum. A further charge of £128.00 is payable six monthly (Park Charges).

NHBC Warranty

We have been informed by the vendor that the current NHBC warranty expires in October 2024.

Photos

Please note the photos are pre tenancy and will be updated.

Council Tax

Council Tax Band C. Nottingham City Council. Amount Payable 2022/2023 £1,529.43.

Referral Arrangement 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

Disclaimer

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.

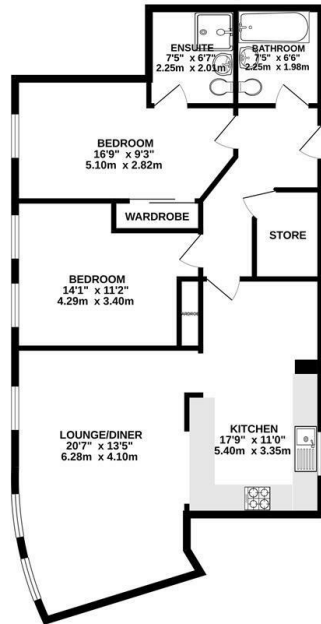
Money Laundering

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 photocard 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.





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



TOTAL FLOOR AREA: 913 sq.ft. (84.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate 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 services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency. See the agent's report for further details.
Map data ©2024 Google



Directions

Viewings

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

Council Tax Band

B

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