



## A705 Castle Exchange, 41 Broad Street, Nottingham, Offers Over £110,000

- 7th Floor
- Double Glazed
- EPC - B
- Great Investment

- One Double Bedroom
- Parking Available
- No chain

- Open Plan Kitchen/Lounge
- City Centre Location
- Council Tax - C

# 41 Broad Street, Nottingham NG1 3AP

**\*\*Investment opportunity \*\***

A fantastic 7th floor City Centre apartment boasting one double bedroom, a large bathroom, spacious open plan kitchen and living room/diner with a balcony.

The property provides an allocated parking space in the underground car park and lift access. This apartment boasts a modern yet neutral decor throughout.

Located in the ever popular Castle Exchange building!

Just a stone throw away from the Victoria Centre and offering all the local amenities you would ever need, this stunning apartment is perfect for investors.



Council Tax Band: C



Communal Entrance Door

Opens to the:-

Communal Entrance Hall

With lifts and stairs to all floors.

Apartment A705 can be found on arrival at the Seventh floor.

Private Accommodation

Entrance Door

Opening to the:-

Entrance Hall

Two storage cupboards, doors opening into the two bedrooms and the bathroom.

Access to the:-

Private entrance door from communal hallway and telecoms entry system.

Referral Arrangement Note

Tassi Sales & Lettings will refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services. 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.

Open Plan Reception/Kitchen

Fitted with a range of wall and base units, roll edge work surfaces, sink and drainer unit, built in appliances including a slimline dishwasher, a fridge, a freezer, a microwave oven, and a four ring electric hob with an extractor hood over.

Electric storage heater, video security entry system, ceiling spot lights, French doors with a window to the side, opening to the Juliette style balcony and offering views over Nottingham city centre.

Bedroom One

With windows offering views over Nottingham city centre, built in wardrobe space, ceiling spot lights and electric storage heater.

Bathroom

Fitted with a low level WC, pedestal sink with mixer tap, bath with mixer tap and shower attachment, extractor fan, part tiled walls, vinyl flooring and heated towel rail.

Leasehold

We understand that the property is leasehold, with 92 year s remaining in 2023,

Service charges 6 monthly £1500

Tenants In Situ

Currently Let call Tassi lettings for further information.

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.

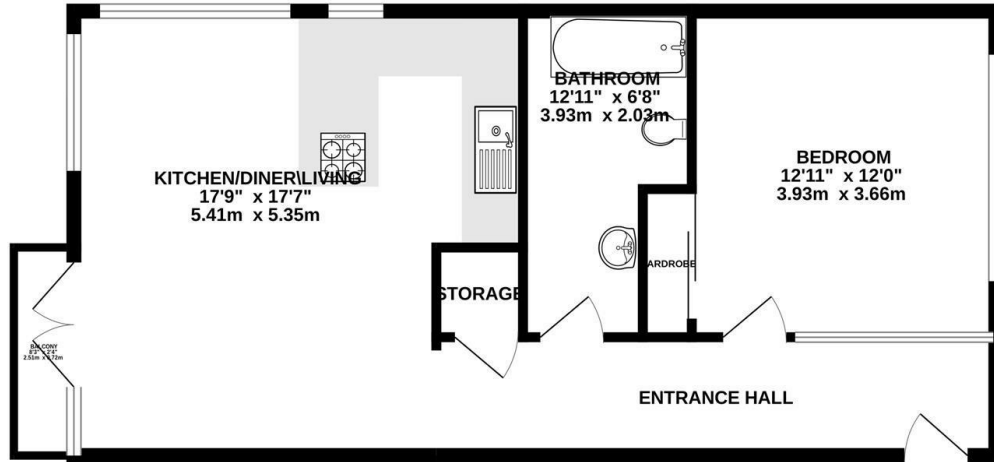
Disclaimer

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.

**GROUND FLOOR**  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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**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) <b>A</b>		
(81-91) <b>B</b>	82	83
(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	