



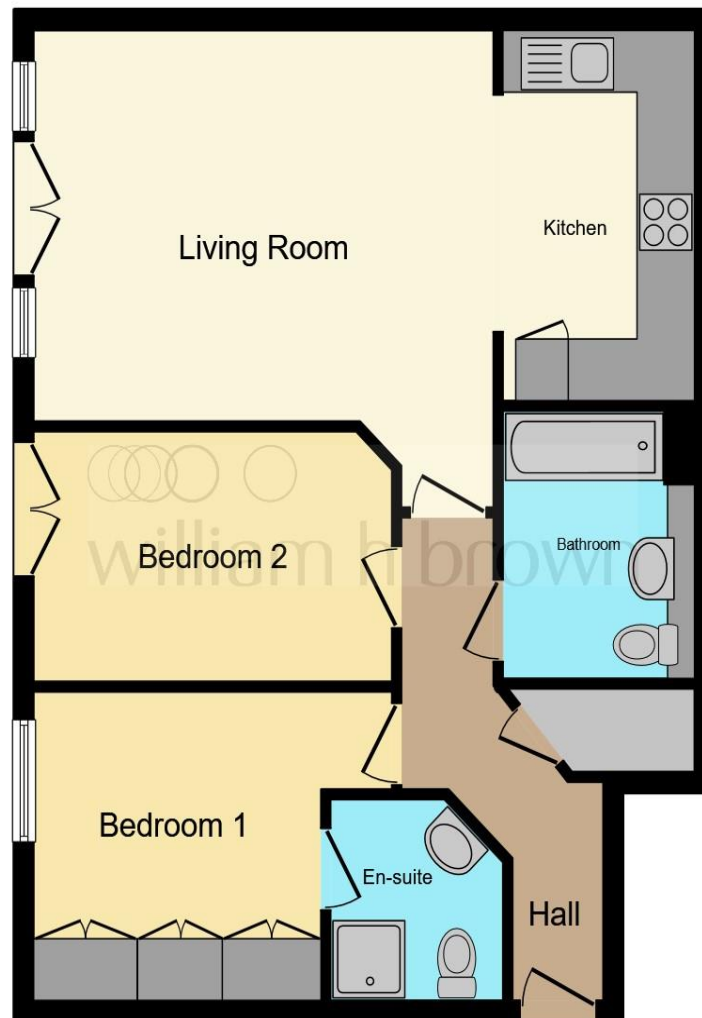
Admiral House The Quays, Castle Quay Close Nottingham NG7
1HR

welcome to

Admiral House The Quays, Castle Quay Close Nottingham

TWO BEDROOM FIRST FLOOR APARTMENT situated within Castle Quay Close. EN-SUITE TO MASTER and PRIVATE BALCONY SPACE. OFFERED WITH NO CHAIN. Nottingham rail station LESS THAN A MILE AWAY.





Open Plan Living/ Kitchen
12' 1" MAX x 22' 1" MAX (3.68m MAX x 6.73m MAX)

Bedroom One
9' 7" MAX x 9' 7" MAX (2.92m MAX x 2.92m MAX)

Bedroom Two
12' 3" MAX x 17' 9" MAX (3.73m MAX x 5.41m MAX)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Admiral House The Quays, Castle Quay Close Nottingham

- Council Tax Band: C
- ***GUIDE PRICE £180,000 - £200,000***
- TWO BEDROOM FIRST FLOOR APARTMENT
- EN-SUITE
- CLOSE PROXIMITY TO NOTTINGHAM CITY CENTRE -
IDEAL INVESTMENT OR FIRST TIME BUY

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NVS116012](https://www.williamhbrown.co.uk/Property/NVS116012)



Property Ref:
NVS116012 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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