



Apt 9 Dukes Wharf, Wharf Road,
Nottingham, NG7 1GD

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Occupying a ground floor position, this modern apartment provides accommodation including; a reception hall, two bedrooms, a four piece bathroom, and an open plan reception room which incorporates the fitted kitchen area and the lounge/dining area, with patio doors opening to a private balcony/patio area.

Benefiting from gas central heating, double glazing, and a security alarm, the property also has an allocated car parking space in the secure gated car park.

The property is ideally situated within easy reach of Nottingham city centre, the Queens Medical Centre and excellent local transport links, and enjoys views over Nottingham canal.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £220,000





ACCOMMODATION

The COMMUNAL ENTRANCE DOORS open to the COMMUNAL ENTRANCE HALL. The apartment can be located on the left hand side.

The PRIVATE ENTRANCE DOOR opens to the reception hall. The reception hall has a cupboard housing the boiler, a storage cupboard, and doors into both bedrooms, the four piece bathroom, and the open plan reception room.

Both bedrooms have windows to the front, a ceiling light point, and a radiator.

The bathroom is fitted with a four piece suite comprising a bath with a mixer tap over, a separate shower cubicle with a rainfall shower, a wash hand basin, and a low flush wc.

The open plan reception room incorporates the kitchen, lounge and dining areas. The kitchen area is fitted with a range of wall, drawer and base units, has a stainless steel sink and drainer unit with a mixer tap over, and built in appliances including a washing machine, a dishwasher, an electric oven, and a four ring gas hob. Open to the lounge/dining area, this wonderfully comfortable room has a window overlooking the balcony/patio, and sliding patio doors opening out to the same. From here, the property enjoys views over Nottingham canal.

OUTSIDE

The property has a balcony/patio seating area (with external lighting) which enjoys views over Nottingham canal.

There is an allocated car parking space for one vehicle, plus visitors car parking spaces, in the secure gated car park.

Leasehold Details & Service Charge

We are advised that the property is leasehold, with 973 years remaining on the original lease.

We understand that a service charge of £795.73 is levied, every 6 months.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2024/2025 £1,967.54.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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 Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

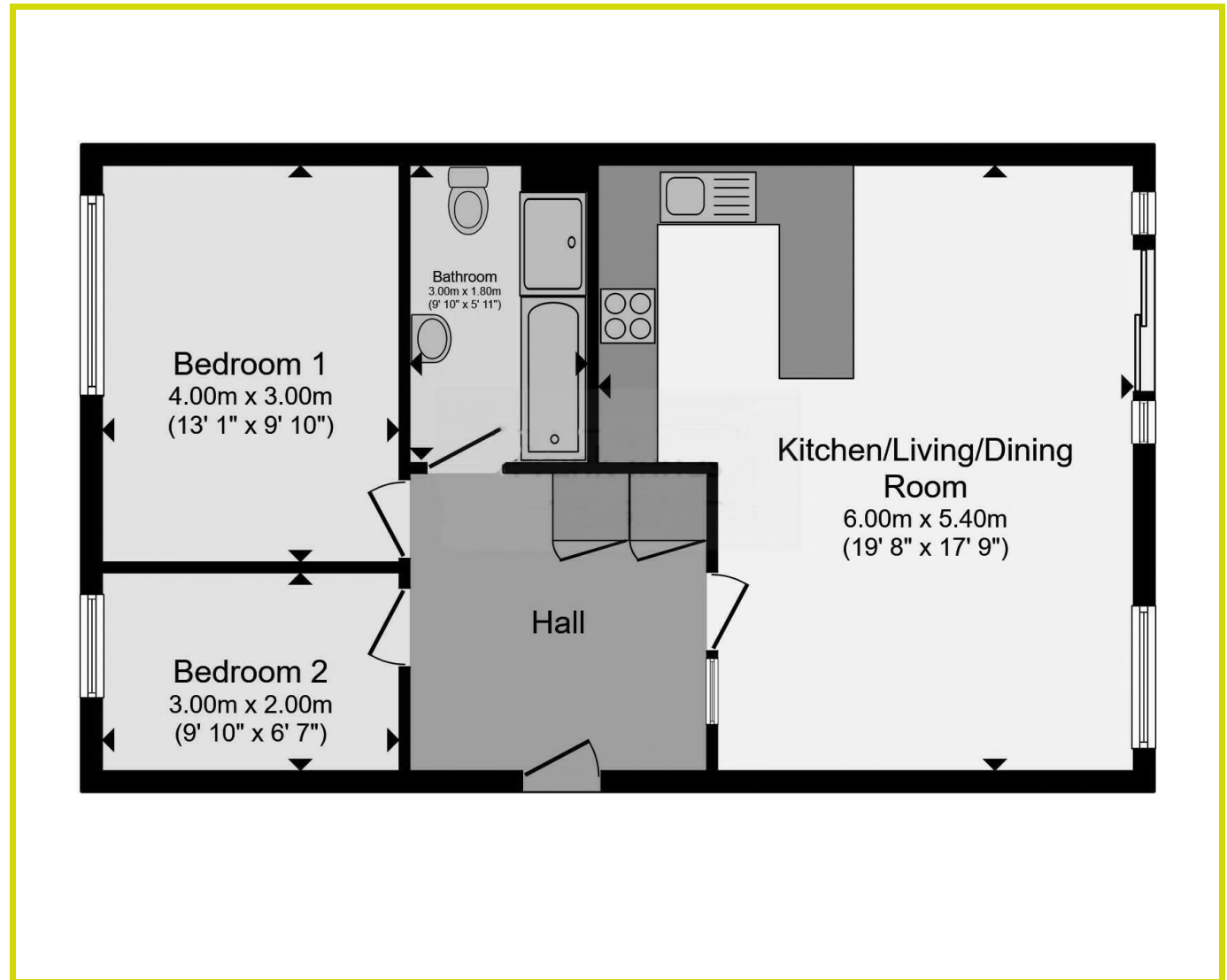
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James 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 Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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	



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