



TATTERSHALLS
NOTTINGHAM



- Second Floor Apartment
- Two Bedrooms
- Lounge/Dining Area
- Balcony

Kingfisher Wharf, Castle Marina, Nottingham

£170,000

A fantastic opportunity to acquire a two bedroom apartment situated close to many amenities, with easy access to Nottingham City Centre and Queens Medical Centre. Viewing is highly recommended.



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Property Description

*** Asking price of £170,000 ***

Tattershalls are proud to present this two-bedroom second floor apartment ideally located with easy access to a near by retail park, Nottingham City Centre and Queens Medical Centre.

The property can be accessed by a communal hallway and is located on the first floor.

The apartment has recently been re-decorated and comprises of entrance hallway with access to good sized lounge with space for a dining area. Kitchen with a range of wall and base units providing adequate storage space, tiled floor and integrated oven and hob. Along the hallway there are two bedrooms one with a balcony over looking the communal gardens. The bathroom is fitted with a three piece suite which features shower over the bath, wash hand basin and low level wc.



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The property has electric heaters and double glazed windows and also benefits from ample storage loft space accessible via a built in loft ladder. There is ample off road parking at the front of the property and is located close to commuter routes.

Ideal purchase for a first home or investor.
Viewing Highly Recommended.

The current owner has informed of the



following:-

This property is sold with a tenant in situ

Tenure Leasehold

Approx. 962 years left on the lease

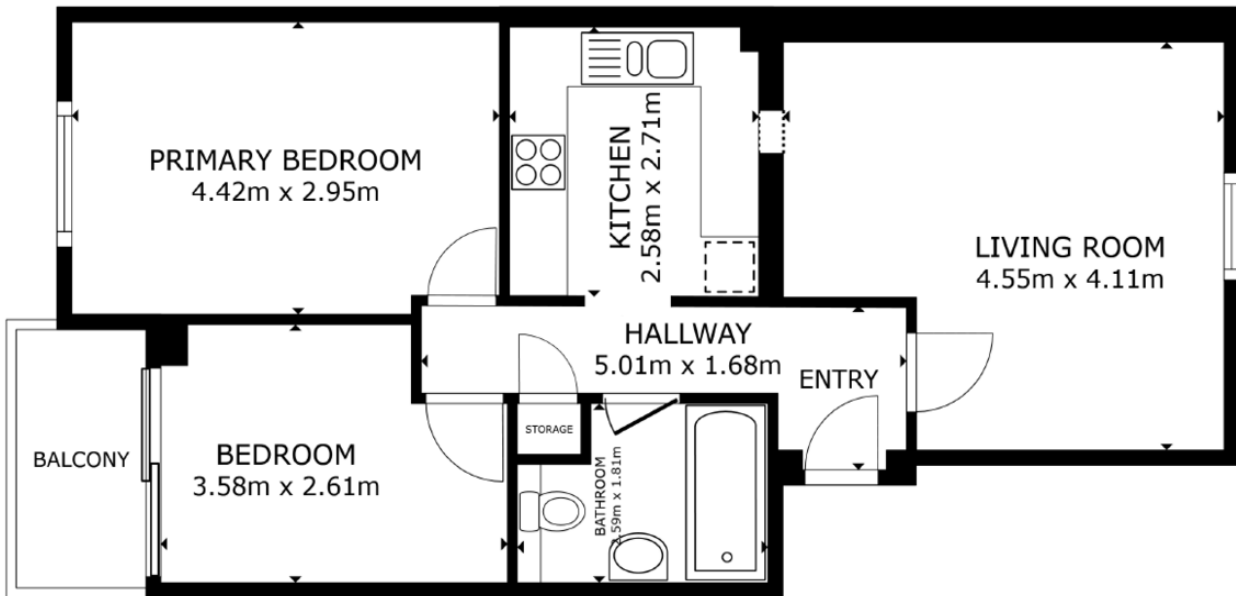
Service charge £1150 pa

Share of the Freehold

DISCLAIMER These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Tattershalls require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 57.9 m²
 EXCLUDED AREAS : BALCONY 3.5 m²
 TOTAL : 57.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



evidence of where the funds originated from. This evidence will be required prior to Tattershalls removing a property from the market and instructing solicitors for your purchase.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements