



**TATTERSHALLS**  
NOTTINGHAM



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- Exceptional Duplex Apartment
- Completed to a high standard
- Large Lounge
- Modern Dining Kitchen

**The Bartons, Harrington Drive, Nottingham, NG7 1JQ**

**£250,000**

An excellent opportunity to acquire a exceptional second floor duplex apartment boasting two bedrooms, kitchen with many built in appliances and modern bathroom. Viewing is highly recommended to appreciate the high standard of the accommodation.



## Property Description

\*\*\* Offers over £250,000 \*\*\*

An excellent opportunity to acquire an exceptional second floor duplex apartment boasting two bedrooms, large bright lounge, kitchen with many built-in appliances and modern bathroom. Located within easy access of Nottingham City Centre and Queens Medical Centre. Viewing is highly recommended to appreciate the high standard of the accommodation.

A charming apartment accessible through a communal entrance equipped with an intercom system granting access to both the building lift and stairwell leading to the second floor.

Upon entering, you're greeted by a private hallway providing access to a WC adorned with half-tiled walls and a washbasin, also housing the boiler.

The spacious lounge is bright and airy, featuring a large window overlooking the front of the property. The modern fitted dining kitchen boasts integrated appliances such as a washer/dryer, dishwasher, fridge freezer, oven, and microwave. A Bosch induction hob with an extractor hood above complements the setup. The kitchen is further enhanced with a range of fitted wall and base units topped with Granite work surfaces, offering ample space for a dining table, ideal for family gatherings.

The first-floor bedroom one offers a window overlooking the garden area, while bedroom two features a window to the front aspect a range of





built-in wardrobes and additional storage cupboard space. The family bathroom is elegantly tiled and equipped with a heated towel rail, bath, and shower cubicle.

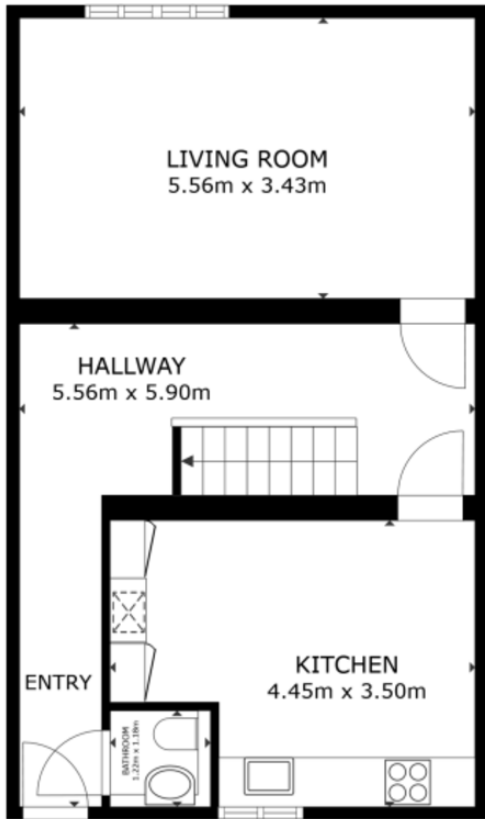
Outside, the communal garden is beautifully landscaped with well-stocked shrubs and a decked area, perfect for enjoying summer days. Vehicle access is available to the apartment block car park, where one allocated space is provided. The building comprises a total of seven apartments.

The current owner has informed us of the following:-

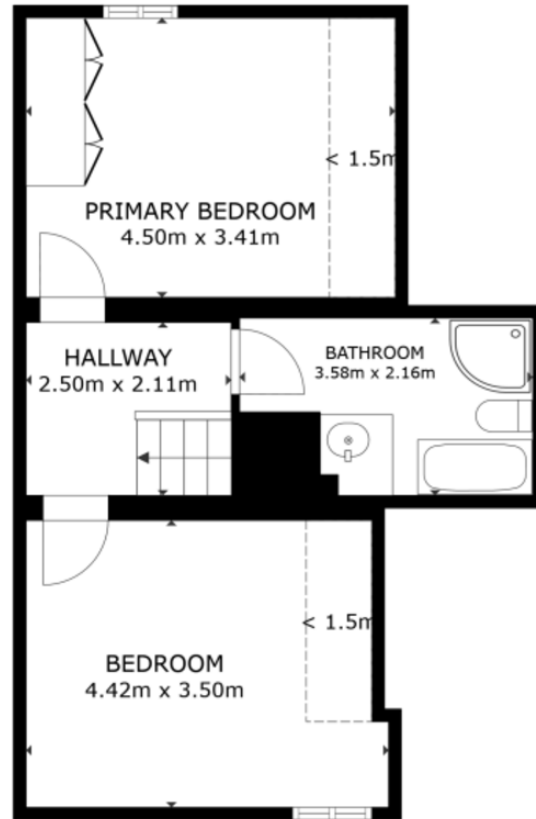
The apartment is leasehold with a share of the freehold

There are 992 years remaining on the Lease.  
The Service Charge is £175 pcm or £2100 pa.  
Council Tax Band C

**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.



GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 53.5 m<sup>2</sup> FLOOR 1 41.4 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 4.7 m<sup>2</sup>  
 TOTAL : 95.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### 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 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)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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