



TATTERSHALLS

NOTTINGHAM



- Ground Floor Apartment
- Lounge Dining Area
- Two Bedrooms, En-Suite
- Allocated Parking

111 The Ropewalk, Nottingham, NG1 5DJ

£235,000

A fantastic opportunity to acquire a good sized two-bedroom apartment situated close to many amenities of Nottingham City Centre. The apartment has two balconies and allocated parking. Viewing is highly recommended.

Property Description

*** Asking Price £235,000 ***

Tattershalls is proud to present this modern two-bedroom ground floor apartment located in the prestigious area of The Ropewalk in Nottingham.

The property features an open-plan living area with a modern kitchen, including an oven, washing machine, fridge, and dishwasher. The dining space has ample room for a table, and there is a balcony off the lounge area, perfect for enjoying your morning coffee.

The apartment has two double bedrooms, with the master bedroom boasting an en-suite shower room and a balcony. Both bedrooms come with integrated wardrobes. The main bathroom includes a shower over the bath, tiled walls, and a low-level WC with a mirror above.

Additional benefits include one allocated parking space and double glazing. The property is tastefully decorated throughout and is within walking distance to the city centre and main transport links.

Viewing is highly recommended to appreciate the size and quality of the accommodation.

Please note that there is currently a tenant in situ.

We have been advised by the vendor of the following:-

Approx. 980 Years left on the lease



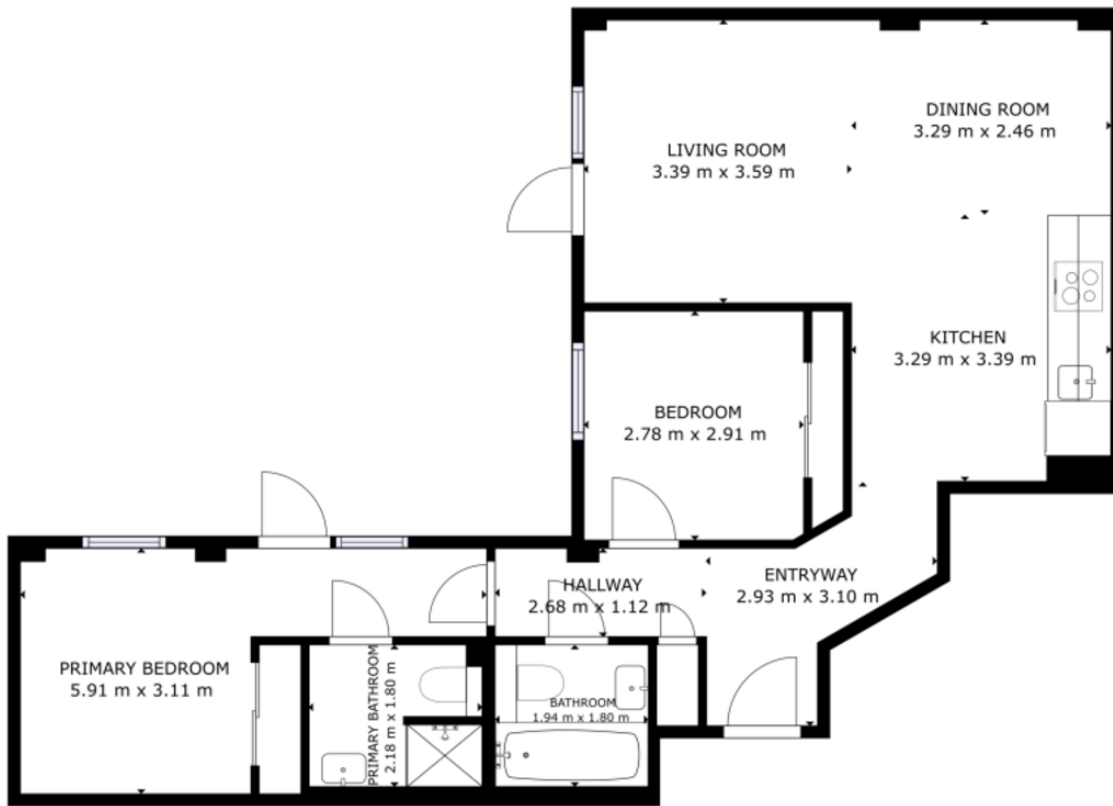


Ground rent £250 per annum
Service Charge £1436 per annum

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 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.



GROSS INTERNAL AREA
 FLOOR 1: 73.58 m²
 TOTAL: 73.58 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

63 Derby Road, Nottingham,
 Nottinghamshire, NG1 5BA

www.tattershalls.co.uk
info@tattershalls.co.uk
 0115 838 3333

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