



TATTERSHALLS

NOTTINGHAM



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- Ground Floor Apartment
- Two double bedrooms one with balcony
- Lounge/dining room
- Modern Bathroom

Teal Wharf, Nottingham, NG7 1GW

£180,000

Introducing this ground floor apartment featuring two good sized bedrooms and a garage. Well-presented throughout. Conveniently located, offering easy access to transportation links into Nottingham City Centre, University and local hospital being offered for sale with a tenant in situ. Viewing is highly recommended, as this presents an ideal opportunity for an investment venture.



Property Description

*** Asking Price £180,000 ***

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

The apartment has electric heating and comprises of an entrance hallway a good-sized lounge with dining area. The Kitchen has a range of wall and base units, space for cooker and washing machine. Along the hallway are two bedrooms one with a balcony overlooking the communal gardens. The bathroom is fitted with a three-piece suite with shower located over the bath, wash hand basin and low level wc.

To the front of the property there is the garage and communal parking area and is located close to commuter routes.

An ideal purchaser for an investor.

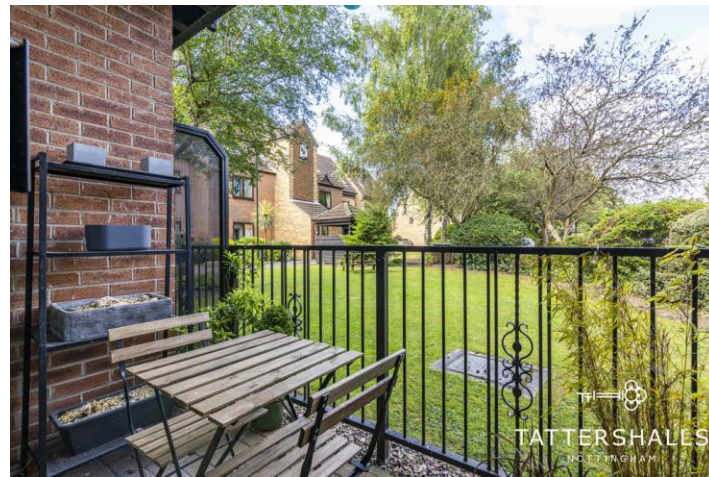
Viewing is highly recommended.

We have been advised by the vendor of the following:

Approx. 160 Years left on the lease

Service Charge £1135.64 per annum

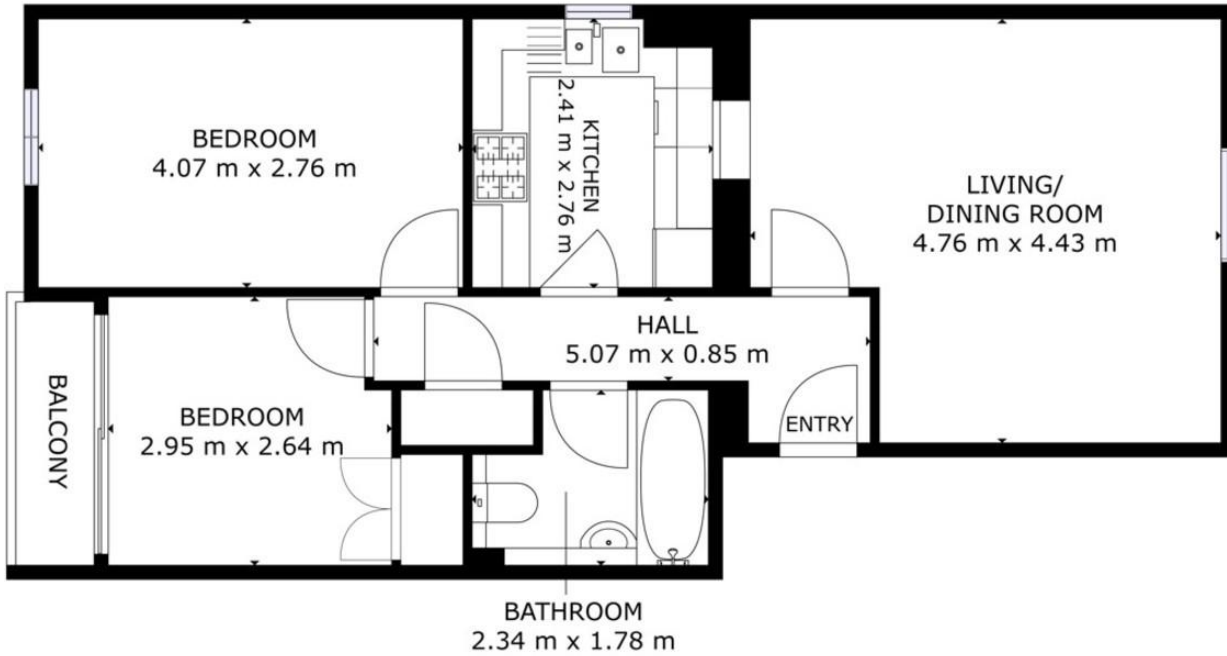




DISCLAIMER These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily 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
TOTAL: 61 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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