



TATTERSHALLS

NOTTINGHAM



- Ground Floor Apartment
- Two Bedrooms
- Modern Bathroom
- Balcony Overlooking Communal Gardens

Flamingo Court, Nottingham, NG7 1GJ

£170,000

SOUGHT AFTER LOCATION Presenting this well maintained two bedroom ground floor apartment in Castle Marina, close to a near by retail park with many amenities and offering easy access to many transport links. Viewing highly recommended.



Property Description

*** Asking Price £170,000 ***

Tattershalls are proud to present this fabulous two-bedroom apartment in the sought after area of Castle Marina.

The property, situated in Flamingo Court, is on the ground floor and overlooks the picturesque communal gardens.

Briefly comprised of two bedrooms one with a balcony over looking the communal gardens, spacious lounge / dining area, kitchen with built in appliances and a three piece bathroom suite.

To the front of the property there is a communal parking area

Castle Marina is a beautiful area with lovely views of the canal. There is a large Sainsbury's, Lidl and Pure Gym within walking distance and easy access to local bus and tram routes.

Viewing highly recommended.

We have been advised by the vendor of the following:

Approx. 164 Years left on the lease

Service Charge £900 per annum

Ground Rent £1

Council Tax Band C

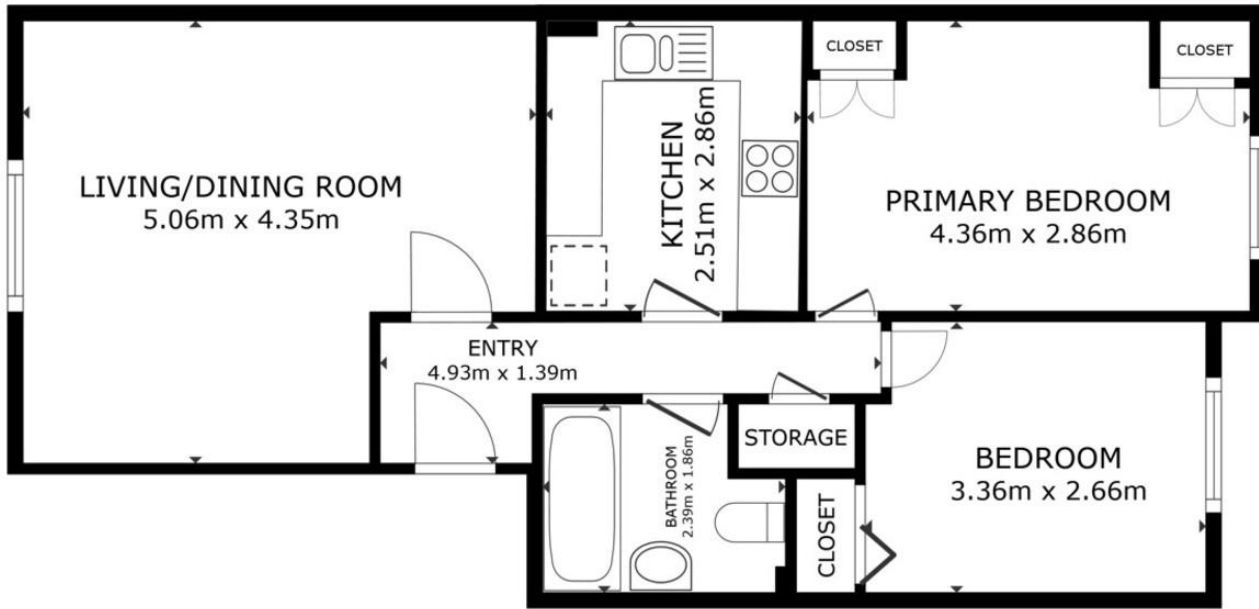




DISCLAIMER These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily 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.

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.



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 60.2 m²
 TOTAL : 60.2 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	70	79
(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 and 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