

# Waterside Way

Nottingham  
NG2 4RH

**Guide Price £400,000**



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Location



Gallery



Video



Contact



0115 841 1155



- Penthouse apartment
- River views
- Two bathrooms
- South facing aspect
- Balcony
- Swimming pool and gym
- Allocated car parking space
- Tenure - Leasehold - 115 years remaining
- Ground rent - £300
- Service charge - £3,920

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 **fhp.living**  
fhpliving.co.uk

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## Key Features

FHP Living are pleased to offer to the market this stunning Penthouse apartment within the River Crescent development with fantastic views over the River Trent and beyond. Located close to the Racecourse, riverside walks, and with easy access to Nottingham City.

Situated on the 6th floor, the accommodation comprises entrance hallway with fitted cupboards, spacious living room, fitted kitchen, balcony, two bedrooms, en-suite shower room and family bathroom.

Additional benefits include a South facing aspect, concierge, lift, gym, swimming pool, an allocated car parking space.

Viewing is essential to truly appreciate the views and grandeur that this apartment has to offer.







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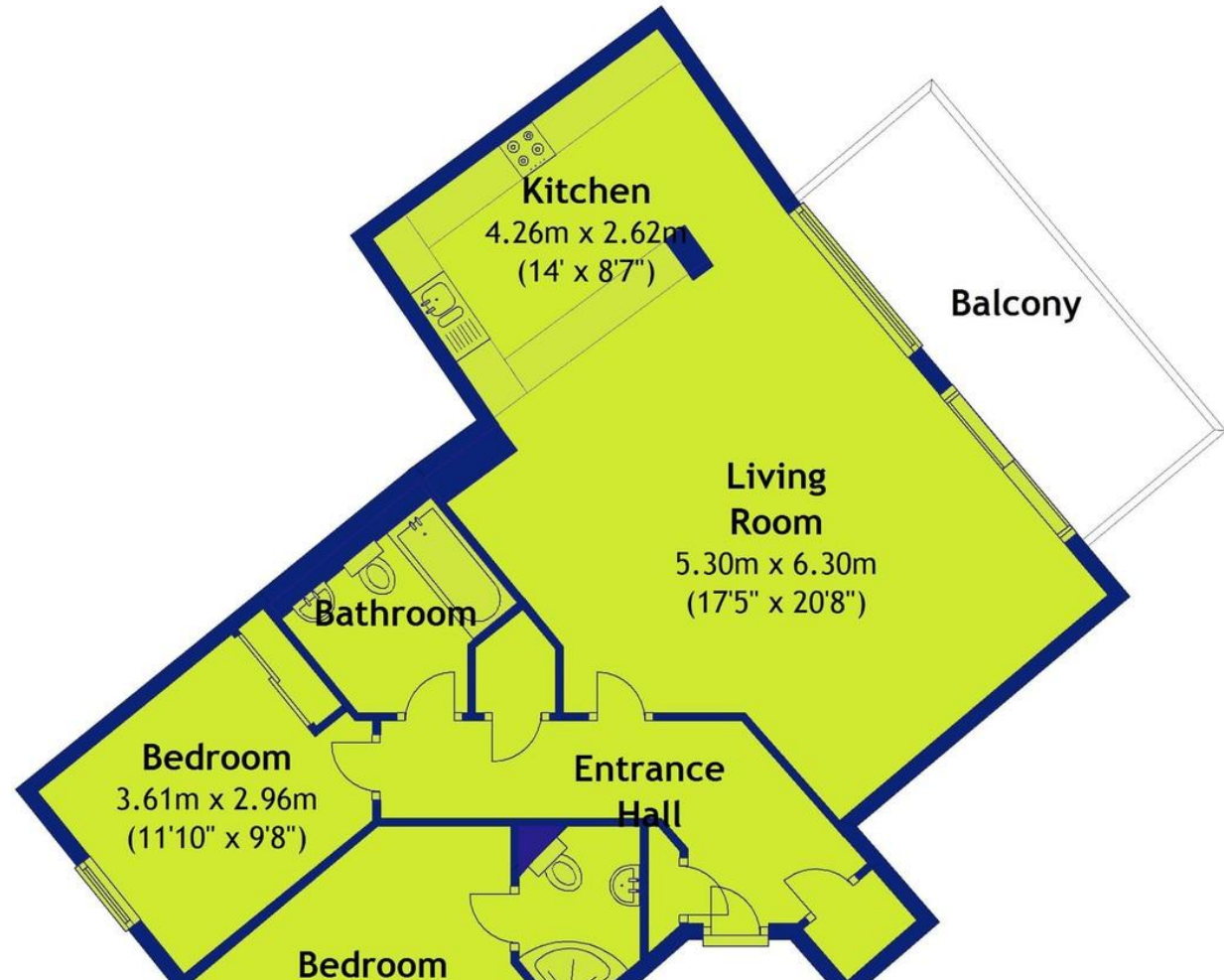


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**APPROX. TOTAL GROSS INTERNAL FLOOR AREA 950.6 SQ FT 88.3 SQ METRES**





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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.