



LUXURY LETS

A RESIDENTIAL BLOCK IN THE HEART OF NOTTINGHAM NG 7,

CASTLE VIEW

(INCLUDING COMMERCIAL PROPERTIES)

18, 20, 22, 24, 26, 28 and 30
Castle Boulevard,
Nottingham, NG7 1FL



LUXURY LETS



ALL WITHIN THE PRIVATE NOTTINGHAM PARK ESTATES, WITHIN THE HEART OF NOTTINGHAM CITY CENTRE.

- Castle View, 18-32 Castle Boulevard comprises of 4 four story four Bedroom four Bathroom town houses adjacent to seven two bedroom two bathroom apartments. One three bedroom apartment, all developed between 2006-2008, to exacting design

NOTTINGHAM

THE CITY OF NOTTINGHAM LIES AT THE HEART OF THE UK AND IS REGARDED AS THE COMMERCIAL AND ADMINISTRATIVE HUB OF THE EAST MIDLANDS REGION.

With a growing economy worth an estimated £12.1 billion, Nottingham is served by a substantial diversified workforce, with over 15 million people living within a 50 mile radius of the centre.

The City attracts a number of international corporations with over 50 Regional and National headquarters based in the City.

Nottingham is the home to Walgreens Boots Alliance, Experian, E.ON UK, Gala Group, Siemens, Speedo, Vision Express, Games Workshop, Capital One and Paul Smith.

Nottingham is the UK's 4th largest university city. There are 60,115 students of which 51,745 (86%) are full-time in Nottingham. Of this, circa 19% are international students.

There are some strong language schools residing in Nottingham which also contribute to the growing population.

Exceptional investment in infrastructure, with £1 billion currently being spent in the city and county on making the transport and business infrastructure world-class.



THE PARK ESTATE

THE PARK WAS FORMED FROM THE FORMER DEER GROUNDS OF NOTTINGHAM CASTLE, WITH MANY OF THE PROPERTIES WITHIN THE PARK DESIGNED BY NOTED ARCHITECTS SUCH AS P F ROBINSON, WATSON FOTHERGILL AND T C HINE.

Since 1986, The Park has been a designated Conservation Area of outstanding national architectural importance. It has become Nottingham's premier and prestige address nestled next to the castle and the city centre.

Both properties are convenient for the city centre which is within walking distance offering a wide variety of services, amenities, restaurants, bars and retail.



Not to scale - for identification purposes only.

For the commuter there is excellent road, rail and air connectivity.

ROAD / AIR

(Blended average)

RAIL

(Source: eastmidlandstrains.co.uk)

Point of interest	Distance
Between the two properties	0.5 miles
Nottingham Market Square	0.6 miles
Nottingham Train Station	0.8 miles
Nottingham Trent University	0.9 miles
QMC Hospital	1.1 miles
University of Nottingham	1.3 miles
M1 Junction 25	7.2 miles
East Midlands Airport	13.6 miles

Rail station	Time
East Midlands Parkway	10 mins
Derby	24 mins
Leicester	28 mins
Sheffield	53 mins
Birmingham	1 hr 16 mins
St Pancras International	1 hr 46 mins

CASTLE VIEW





CASTLE VIEW

18, 20, 22, 24, 26, 28 and 30 Castle Boulevard, Nottingham NG7 1FL





THE PROPERTY COMPRISES SEVEN TOWN HOUSES WITHIN AN UNBROKEN TERRACE CONTAINING ELEVEN RESIDENTIAL UNITS.

The residential elements comprise three flats within 18 Castle Boulevard, a flat at 20 Castle Boulevard, two flats at 22 Castle Boulevard, two flats within 24 Castle Boulevard and three self contained town houses at 26, 28 and 30 Castle Boulevard.

The development has been very well considered, being well laid out with a good use of space and the specification is to an extremely high level. All of the town houses and the majority of the apartments have outside space.

each unit benefits from an on road parking permit.

CASTLE VIEW



LUXURIOUS LIVING ROOMS

All the apartments and houses have flat glass Gas fires remote control set into designer elevation, with solid ash shelving solid wood blinds at windows.

- All apartments have extra large flat screen TVs
- Mirror and glass shelving throughout
- Bespoke dim-able lighting has been installed into soffits creating a modern feel
- Apartments are furnished with 90% leather sofas and chairs designer mirrors and artwork along with stylish designer ornaments
- Dining table and chairs off open kitchen area

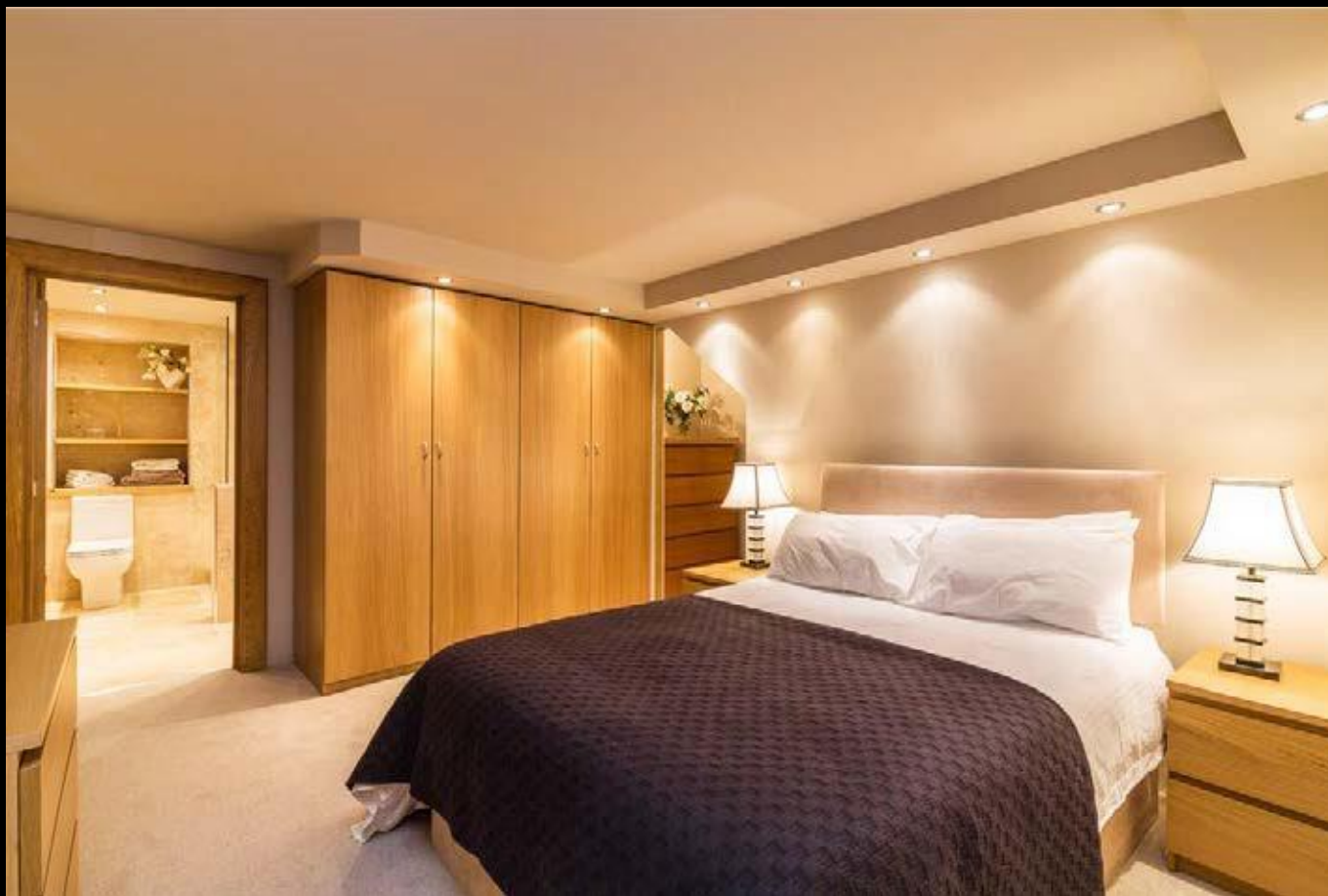


BESPOKE KITCHENS

Kitchens in all properties within 18 to 30 Castle Boulevard comprise of Star Galaxy granite tops / Franky granite sinks with waste disposal.

- Mirrored backing with glass shelves
- Built in dish washer / washer / dryer / fridge / freezer / fan oven
- Ceramic cooking tops extra large with stainless steel extractor fans
- All kitchen doors and drawers are solid ash with self-closers
- Kitchen floors are fully tiled
- Handmade doors throughout all the properties

CASTLE VIEW



BEAUTIFUL BEDROOMS

All properties within 18 to 30 Castle Boulevard comprises of double bedrooms with En-Suite bathrooms.

- All bedrooms have fitted wardrobes bedside tables with lamps drawer units in ash
- All high-grade double beds
- Dormer window or bespoke sash double glazed windows hand made



DESIGNER BATHROOMS

All bathrooms are fully tiled to ceiling using Italian baths showers toilets and sinks.

Taps showers and cabinets are shown here.

CASTLE VIEW



OUTDOOR LIVING AREAS

Nine of the Castle View properties have their own private patio, a wonderful place for relaxing and entertaining.



ATTENTION TO DETAIL

Craftsmanship and high quality materials are in evidence throughout these properties.

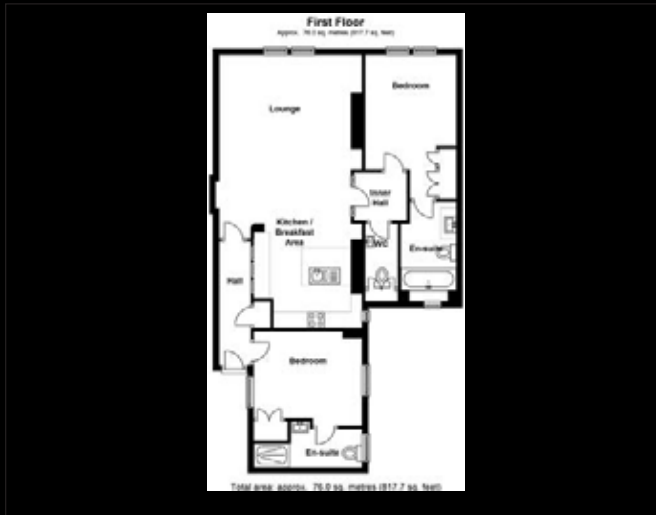
In addition to the high specification we also provide

All walls have been painted the same colour high grade paint enabling retouching or washing

Lock boxes also on all properties with security code (in case of tenants losing keys to alleviating property managers call out.)

Luxury Lets Laundry sits within this block. We have found that having the Luxury lets offices also situated within the block enables us to respond quickly and efficiently to tenants requirements.

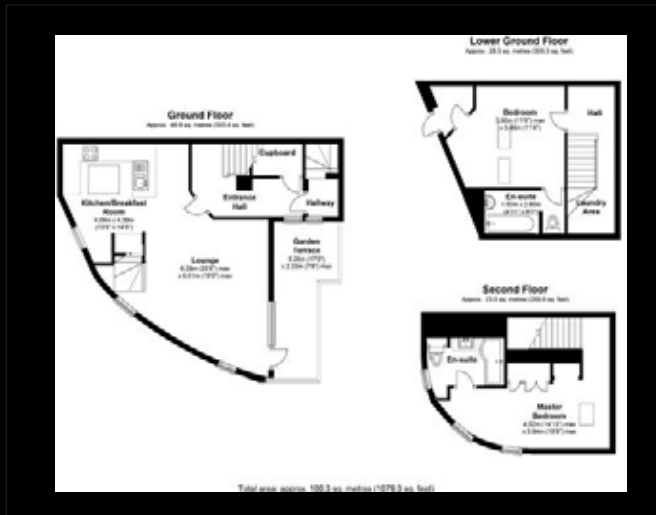
CASTLE VIEW FLOOR PLANS



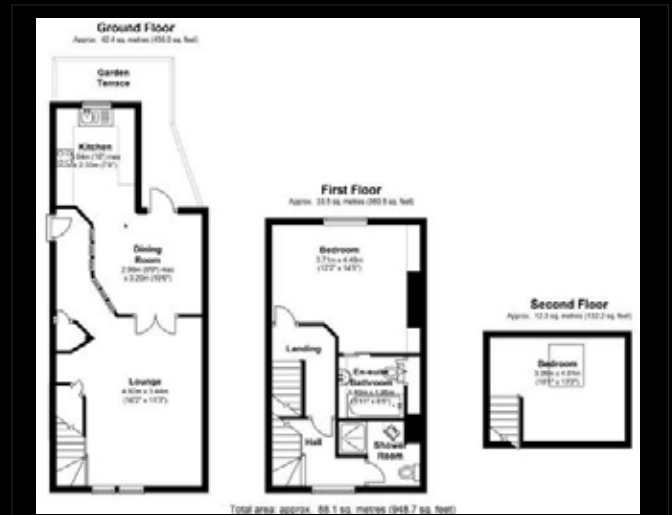
Apartment 18B, Castle Boulevard



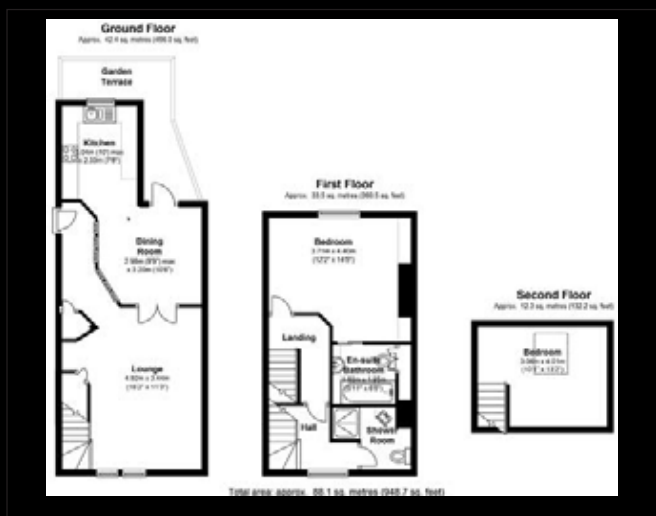
Apartment 18C, Castle Boulevard



Apartment 18D, Castle Boulevard



Apartment 20A, Castle Boulevard



Apartment 22A, Castle Boulevard



Apartment 22B, Castle Boulevard



26 Castle Boulevard



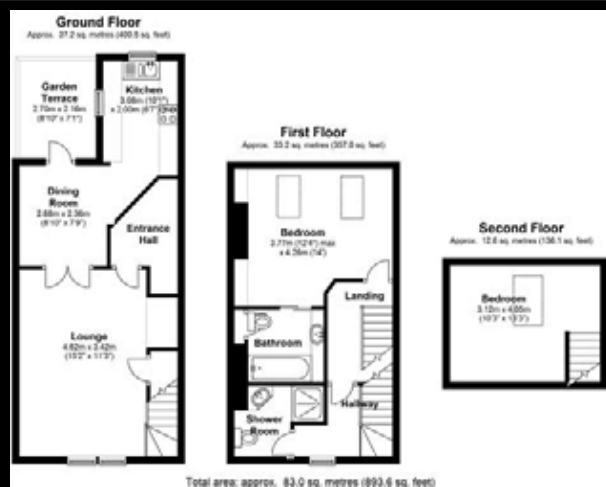
28 Castle Boulevard



30 Castle Boulevard



Apartment A, 24 Castle Boulevard



Apartment B, 24 Castle Boulevard

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Offices of Luxury Lets





CASTLE VIEW COMMERCIAL



OFFICE SUITE

The commercial properties within Castle View include an office suite, a shop with offices to the rear and garage/workshop and Laundry.

Like all the properties within this portfolio the standard is very high.





CASTLE VIEW COMMERCIAL FLOOR PLANS



