

77 The Atrium

Waterfront Plaza
Nottingham
NG2 3BT

Asking Price Of £160,000



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- ****NO UPWARD CHAIN****
- Well-Presented Sixth Floor Apartment
- Secure Undercroft Allocated Parking Space
- A Few Minutes' Walk from the City Centre and its Amenities
- Two Double Bedrooms
- Hallway
- Two Bath/Shower Rooms
- Open Plan Living/Kitchen Area
- Juliette Balcony
- Fabulous Views
- Communal Garden
- Communal Lift Accessing All Floors
- Internal Area Approx. 660 sq ft



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Key Features

FHP Living are delighted to welcome this two bedroom apartment to the market, located a short distance from shops, bars, restaurants and transport links in and around Nottingham. Perfect for first time buyers looking for City Centre living or for investors looking to add to their portfolio.

This well presented two bedroom apartment is located on the sixth floor and benefits from a Juliette balcony with views of the attractive communal garden. The accommodation briefly comprising; two double bedrooms, one serviced by an en-suite shower room, family bathroom and contemporary open plan living/kitchen area. The kitchen is fitted with integrated appliances and the lounge area has the advantage of the natural light flowing through from the Juliette balcony and views over the gardens.

This is a modern purpose built development built in 2006 with direct lift access throughout, gas central heating and double glazing. In addition there is an undercroft allocated car parking space and generous visitor parking available.

The property service charge details are as follows as provided by the Seller.

Half yearly residential management fee (Encore): £1373.06

Half yearly estate retail and residential fee (Encore): £61.81

Half yearly ground rent (FHP): £125

Half yearly Service charge (FHP): £104.30

Half year total: £1664.17

Full year total: £3328.34

These can all be paid on a monthly basis by direct debit.

There are 982 years remaining on the terms of the Lease.

VIEWING HIGHLY RECOMMENDED.

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.





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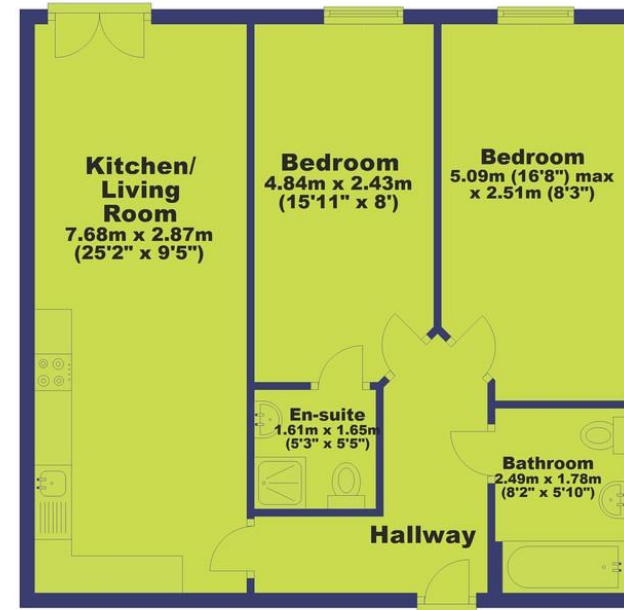
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Fifth Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 61.5 sq. metres (662.2 sq. feet)



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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	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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