

# 35 Waterfront

Station Street  
Nottingham  
NG2 3BH

**Asking Price Of £130,000**



Click for further information:-



Location



Gallery



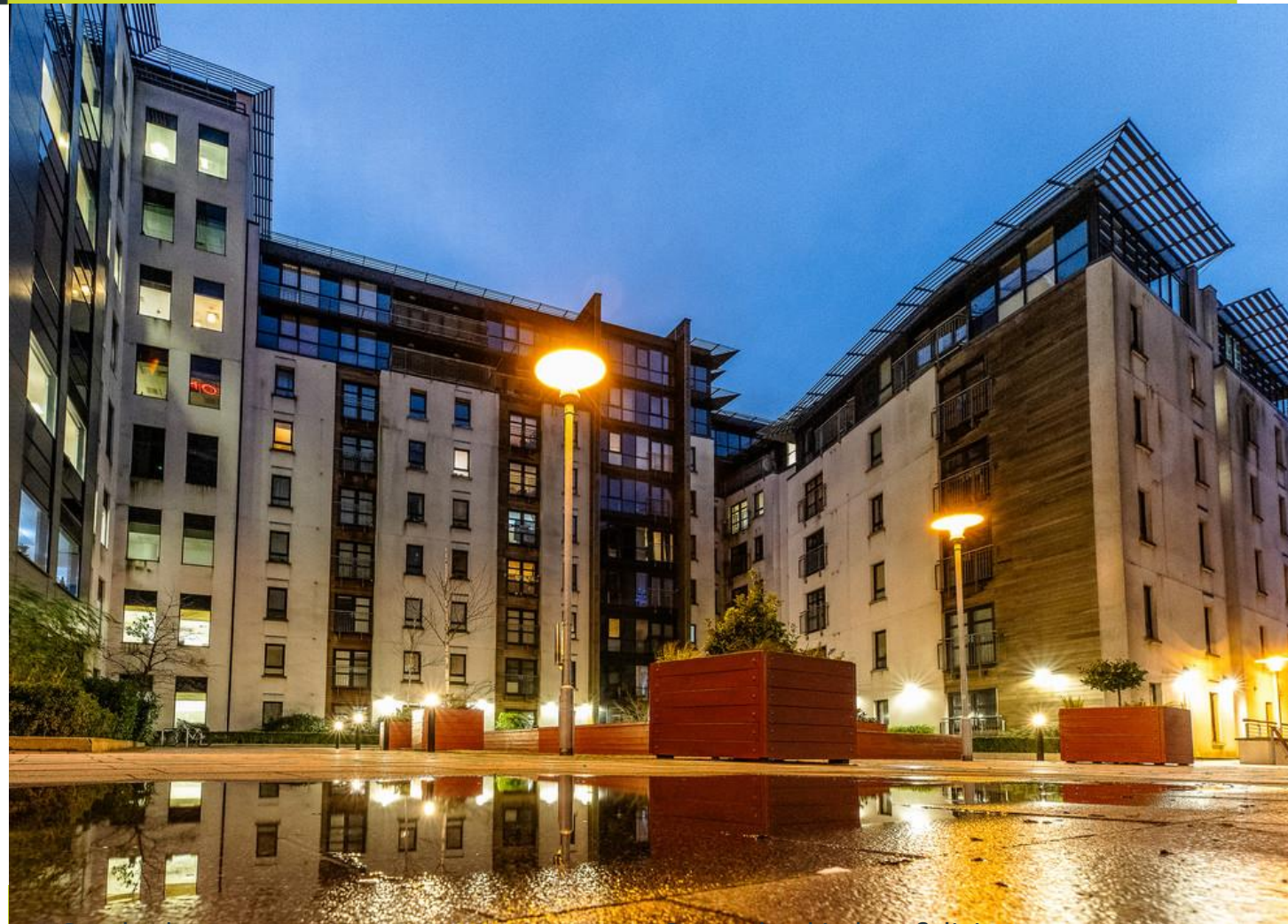
Video



Contact



0115 841 1155



- One bedroom
- One bathroom
- Canal facing apartment
- Private balcony
- City centre location
- Open plan kitchen & living area
- Close to the train station & tram hub
- Long leasehold
- Viewings are highly recommended
- Contact FHP Living for more information

0115 841 1155



Location



Gallery



Video



Contact

35 Waterfront Plaza , Station Street, Nottingham , NG2 3BH



### Key Features

FHP Living are excited to offer to the market this spacious one-bedroom apartment located in the popular development of Waterfront Plaza, minutes' walk away from Nottingham train station and Nottingham city centre.

This property briefly comprises of an entrance hallway with wall mounted intercom system. An open plan kitchen, dining, living space which offers a great amount of natural light. The kitchen comes with integral appliances such as a washer, cooker, fridge / freezer and dishwasher. There is a large double bedroom with room for freestanding wardrobes as well as a family bathroom.

The property is an ideal investment opportunity or home for an owner occupier.

The vendor has advised us of the following but this will need to be checked with your solicitor;

Service Charge - £ TBC p/a

Ground Rent - £250 p/a

Lease - 982 years remaining

Ground Floor  
Approx. 44.2 sq. metres (476.3 sq. feet)



Total area: approx. 44.2 sq. metres (476.3 sq. feet)

*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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		