

35 Waterfront Plaza

Station Street
Nottingham
NG2 3BH

Offers In Excess Of £104,999



Click for further information:-



Location



Gallery



Video



Contact

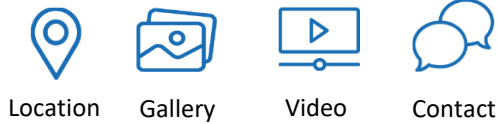


0115 841 1155



- One bedroom
- One bathroom
- Canal facing apartment
- Juliette 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



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.

For further enquiries, please contact FHP Living.

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

- Service Charge - £ 1,900 p/a
- Ground Rent - £250 p/a
- Lease - 982 years remaining



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

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.

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		