

Castle Point

8 Castle Boulevard
Nottingham
NG7 1FL

Asking Price Of £315,000



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- Top Floor Apartment, Stylish Development
- Contemporary Interior, Two Bedrooms
- Two Modern Bath/Shower Rooms
- Open Plan Living Area
- Stylish Kitchen Area with Neff Appliances and Granite Work Tops
- Hallway with Storage Facility
- Parking Space
- Storage Room within Building
- Communal Lift and Stairway
- Internal Area Approx. 1112 Sq ft
- EPC Rating C



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Key Features

A high specification interior awaits the discerning purchaser. Situated within close proximity of the historical Nottingham Castle, the City Centre and its associated amenities lies Castle Point, a delightful development within the Park Estate.

Accessed via a communal lift or stairway, the communal entrances have been designed in a sympathetic yet stylish manner, reflecting the building's character. The apartments themselves have been crafted to a specification that truly warrants an internal inspection. Affording the sort of comfort and convenience one would expect in a property of this nature, these apartments have been designed to a specification that demands an internal inspection.

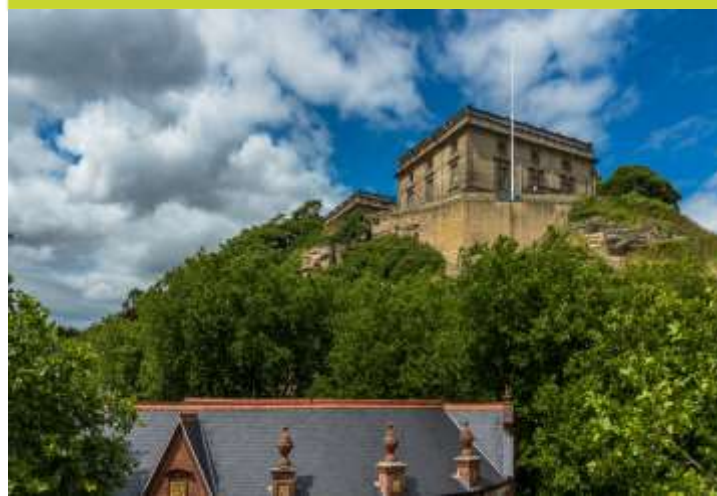
Apartment 11 briefly features: an entrance hall with a storage facility (housing the washer/dryer), a semi-open plan light and airy lounge area, stylish kitchen with an attractive range of modern units complemented by granite worktops and Neff appliances, two bedrooms with a stylish en-suite to the master, both benefiting from spacious fitted wardrobes, and a separate bathroom off the hallway with a modern suite.

In addition, there is an allocated car parking space and a useful storage room within the building's basement. Viewing is highly recommended, an opportunity not to be missed!

The flat is leasehold title with a share of the freehold, there are 188 years remaining on the Lease. The Service Charge is £3280 pa, Ground Rent £282 pa and the Council Tax Band is C with Nottingham City Council, the Park rates are £328 pa (all confirmed by our vendor and needs to be checked with your solicitor prior to completion).

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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Basement Store
Approx. 13.2 sq. metres (142.6 sq. feet)



Second Floor
Approx. 90.1 sq. metres (970.3 sq. feet)



Total area: approx. 103.4 sq. metres (1112.9 sq. feet)



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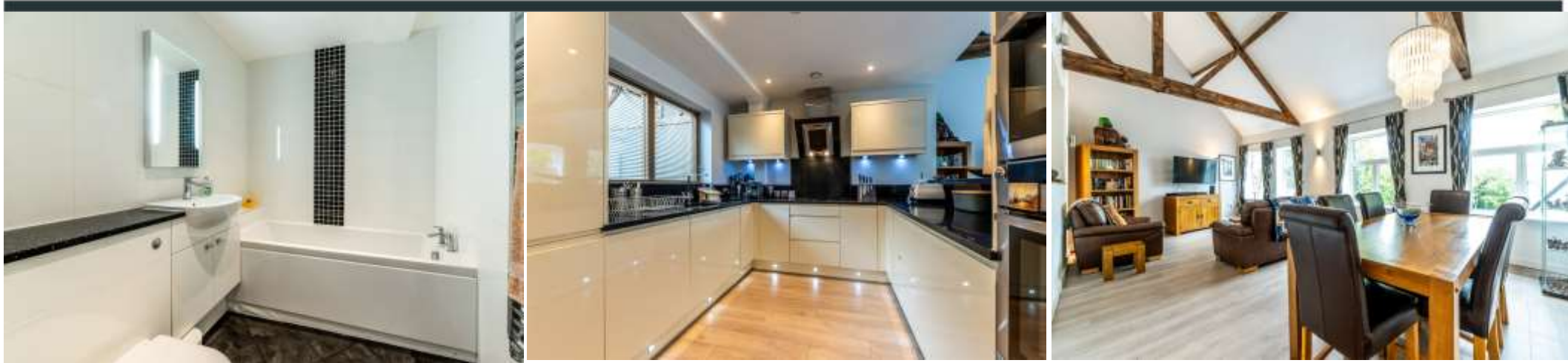


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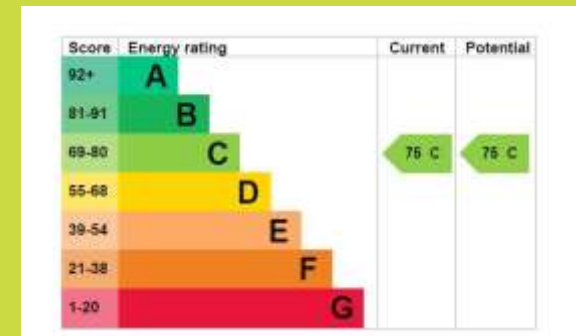


Interested in this home?

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



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