

Castlepoint, Castle Boulevard

Nottingham
NG7 1FL

Asking Price Of £269,000



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0115 841 1155



- A stylish apartment within a conversion
- Two bedrooms and two bathrooms
- Adjacent to Nottingham's historic Park Estate
- Modern interiors with underfloor heating throughout
- Open plan lounge/ kitchen
- Storage cupboard and basement store room
- Perfect for professionals or investors
- Allocated gated parking
- Viewing essential!
- Tenure - Leasehold - 189 Years Remaining

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 fhp.living
fhpliving.co.uk

8 Castle Boulevard, , Nottingham, NG7
1FL

Key Features

FHP Living are pleased to offer for sale this impressive two bedroom apartment forming part of a high-quality conversion, blending contemporary living with the character often found in converted spaces. Offering unique architectural features within the communal entrance itself, such as high ceilings and exposed beams, windows allowing an abundant of natural light, charm and modern amenities. The apartment itself also benefits from underfloor heating throughout, CAT 5 cabling, an alarm system and Axia air flow system.

The apartment itself offers a semi-open plan kitchen/living area creating a flow between the kitchen and living space, making it ideal for both relaxing and entertaining. The spaciousness allows for flexibility in furniture layout and design. The contemporary kitchen includes modern units, and is fitted with a range of NEFF appliances. The use of quartz for the work surfaces adds a touch of luxury and durability. This space is designed to be both functional and aesthetically pleasing, ideal for cooking enthusiasts.

The two bedrooms provide ample space for relaxation. The master of which offers a stylish en-suite shower room offers privacy and convenience, whilst the separate modern bathroom serves guests or other residents.

The built-in storage cupboard and basement storage room add practicality, ensuring plenty of space to keep the living areas clutter-free.

There is also a gated allocated parking space, which in a city location is a valuable asset.

With its proximity to Nottingham's many amenities, including the train station, this property is perfect for urban professionals, or investors seeking a stylish and convenient living space.

You can purchase the property as an ideal turnkey rental opportunity, with the current tenants in place paying £1,400pcm or it can be sold with vacant possession.

Service Charge - £3280 PA
Ground Rent - £282 PA



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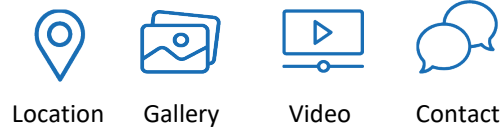


Ground Floor
Approx. 83.8 sq. metres (902.0 sq. feet)



Total area: approx. 83.8 sq. metres (902.0 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.