

# 54 Waterfront Plaza

Station Street  
Nottingham  
NG2 3BH

**Asking Price Of £170,000**



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Two Bedroom Apartment
- Third Floor
- Open Plan Living, Dining, Kitchen area
- Kitchen With Integrated Appliances
- Two Double Bedrooms
- En Suite To Master Bedroom
- Bathroom With Shower Over Bath
- Long leasehold
- One Gated Parking Space
- Contact FHP Living for more information



0115 841 1155



Location



Gallery



Video



Contact

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



## Key Features

FHP Living is pleased to bring to market this beautifully presented two-bedroom apartment, ideally situated just a short distance from Nottingham's vibrant shops, bars, restaurants, and excellent transport links. This property is perfect for first-time buyers seeking city-centre living or investors looking to enhance their portfolio.

Located on the fifth floor of this modern development, the apartment boasts a Juliette balcony with picturesque views of the communal gardens. The accommodation includes two spacious double bedrooms, one with an en-suite shower room, a family bathroom, and a contemporary open-plan living and kitchen area. The kitchen is equipped with integrated appliances, while the lounge benefits from abundant natural light and garden views via the Juliette balcony.

Built in 2006, the development features modern conveniences, including lift access, gas central heating, and double glazing. The property also comes with an allocated undercroft parking space and generous visitor parking.

Service Charge Details (as provided by the seller):

SC: £2,600 PA

GR: £250 PA



*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.

