

SUPERIOR HOMES

ROYSTON & LUND



703 Waterside Way

| NG2 4RH

Asking Price £275,000

*** CASH BUYERS ONLY ***

A well positioned THREE bedroom GROUND FLOOR apartment in the highly sought after and stylishly designed Waterside Way Apartments. The apartment is set over 1200 sq st with a stunning living room with floor to ceiling windows and doors opening onto a balcony overlooking the river and bedrooms that again benefit from a balcony offering stunning views. Sold with no upward chain and comes with two underground secure car parking spaces.

Entering the building through the communal areas Gate G you have access to a lift or stair case up to the second floor. The property is entered into the private entrance hallway that benefits from built in storage, utility cupboard, The Open plan lounge dining area enjoys stunning views over the river. The kitchen is integrated with a cooker, hob, dishwasher and washing machine and benefits from an open window area opening into the living area.

The three bedrooms have built in wardrobes, with sliding patio doors to the side balcony. The principal bedroom also has a stylish en-suite shower room . The shower room consists of shower cubicle, WC, wash basin and mirrored cupboards mounted on the wall.

All residents have access to a reception area a with communal lounge/business suite and access by a spiral staircase to an on site gym and swimming pool that can be accessed through the underground car park.

Service Charge - £1600 per quarter (this includes building insurance and Ground Rent)
LEASEHOLD - 899 years remaining
XXX CASH BUYERS ONLY XXX





- Ground Floor Apartment
- Sought After Location
- Three Bedrooms
- CASH ONLY
- Open Plan Living Room
- Stunning Views over The Trent
- Two Underground Parking Spaces
- Epc C
- Council Tax F
- Leasehold Apartment











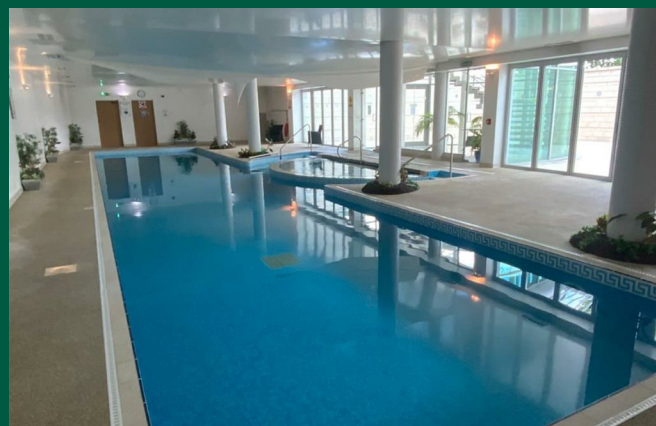
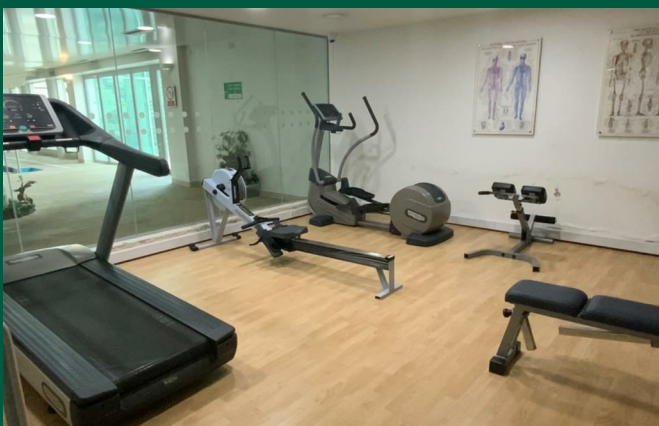
River Crescent is situated in a tranquil and picturesque location in Nottingham, adjacent to Colwick Country Park with all apartments having views of the River Trent.

The property benefits from secure underground parking, concierge service and private health club facilities. You can also take advantage of the superb 60 foot swimming pool.



Situated perfectly with easy access to A60, A612, Nottingham city centre, Nottingham Racecourse, Colwick Country Park, also within close proximity to Nottingham Forest City Ground, Nottingham County Meadow Lane and Trent Bridge Cricket Ground!

Agent's Note:- We have been advised that the property is Leasehold with 117 years left on the lease and that the cost per annum for ground rent and service charge is approximately £6300.



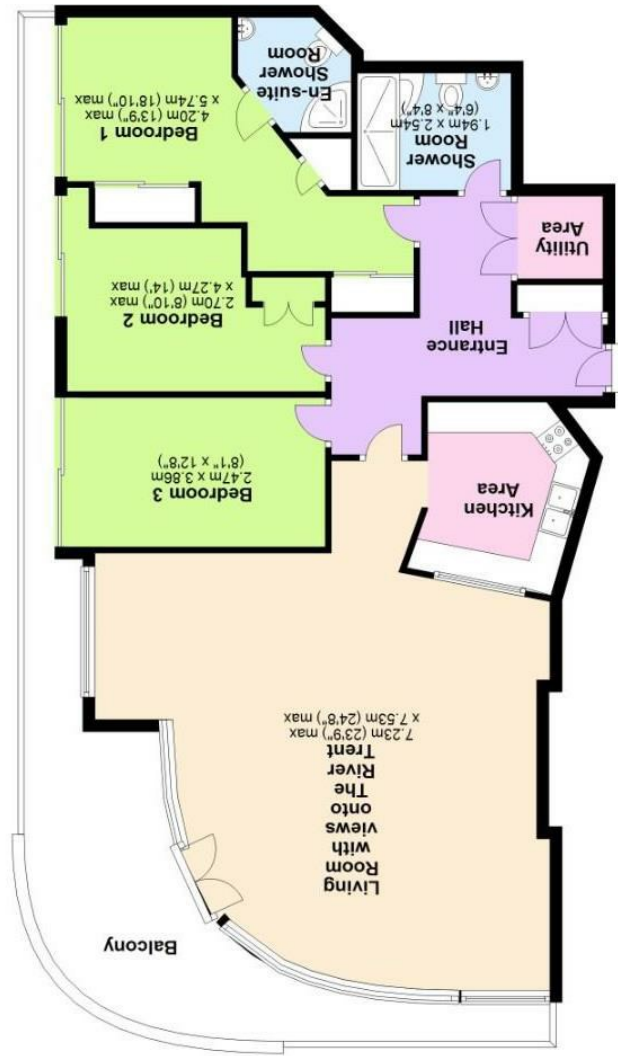
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
77	83		

EPC



Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



Approx. 116.1 sq. metres (1249.4 sq. feet)

Total area: approx. 116.1 sq. metres (1249.4 sq. feet)

