


# Castle Gardens

Nottingham  
NG7 1HD

Guide Price £150,000



 0115 841 1155



- 2 cosy bedrooms
- Spacious reception room
- Garage Included
- Close to Nottingham amenities
- Ideal for small families
- 1 modern bathroom
- Compact 507 sq ft space
- Located on Alderney Street
- Large Balcony
- Viewing recommended

## Castle Gardens, Nottingham, NG7 1HD

### Key Features

Welcome to this charming apartment located on Alderney Street in the vibrant city of Nottingham. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a modern home in a bustling area.

Spanning 507 square feet, the apartment features a well-designed layout that includes a welcoming reception room, ideal for relaxation or entertaining guests. The two bedrooms provide ample space for rest and privacy, making it a perfect retreat after a long day. The bathroom is conveniently situated, ensuring ease of access for all residents. The property comes with a large balcony overlooking the communal gardens as well as a large garage allowing parking or additional storage for the property.

Situated in a lively neighbourhood, this apartment benefits from close proximity to local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate convenience and community. Nottingham's rich cultural scene and excellent transport links further enhance the appeal of this property, allowing for easy exploration of the city and beyond.

This apartment on Alderney Street presents a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a dynamic environment. Whether you are a first-time buyer or seeking a rental investment, this property is sure to meet your needs. Do not miss the chance to make this lovely apartment your new home.

Leasehold: 117 years left on the lease.

Ground rent: £200 per annum

Service charge: £774.69

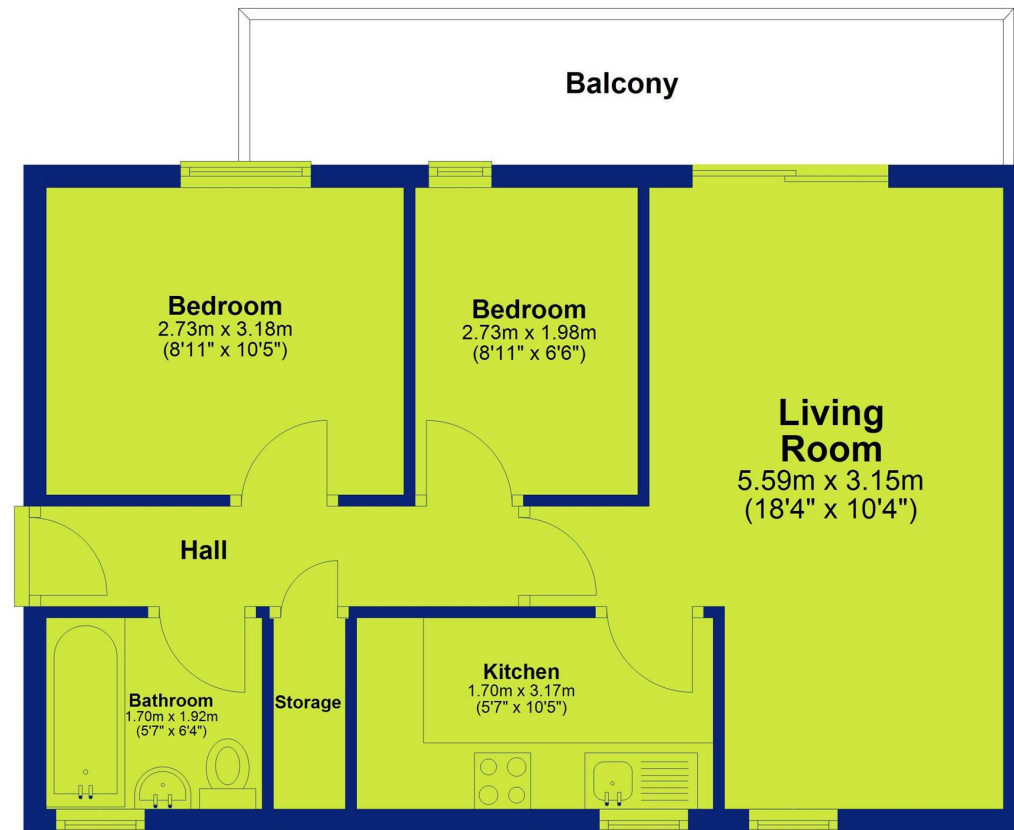


## Castle Gardens, Nottingham, NG7 1HD



### Top Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



Total area: approx. 47.1 sq. metres (506.6 sq. feet)



0115 841 1155

## Castle Gardens, Nottingham, NG7 1HD




### *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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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.