



Teal Wharf, Nottingham  
£160,000

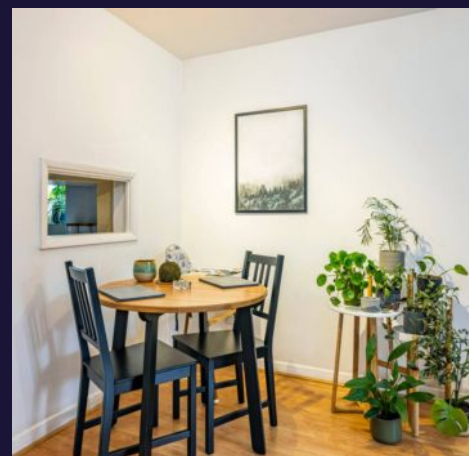


Comfort Estates are pleased to present this well-maintained two-bedroom ground-floor apartment, ideally located near Castle Marina Retail Park, Nottingham City Centre, and the Queen's Medical Centre.

The property offers a spacious lounge with a dining area, a fitted kitchen, and two double bedrooms—one of which has direct access to a private balcony overlooking communal gardens. A modern bathroom, electric heating, and good storage space add to the comfort of the home.

Additional benefits include a private garage, communal parking, and well-kept grounds. The apartment is situated in a popular residential area with excellent transport links, making it ideal for professionals, first-time buyers, or investors.

Offered with NO CHAIN, this is a fantastic opportunity to purchase a conveniently located, move-in-ready property. Early viewing is highly recommended.





- Ground Floor Apartment
- Well Presented Throughout
- Ideal Investment Opportunity
- Lounge/Dining Room
- Two Double Bedrooms
- Balcony Off Bedroom
- Walking distance to Transport Links and Local Amenities
- Perfect for First Time Buyers
- No Chain
- Off Street Parking & Garage



### **Lounge/Diner**

15' 7" x 14' 6" (4.76m x 4.43m)

A spacious, contemporary reception room with a double glazed window to the front elevation and wood effect laminate flooring.

### **Kitchen**

7' 11" x 9' 1" (2.41m x 2.76m)

Fitted with a range of wooden base and wall mounted units with an inset one and a half sink and drainer with swan mixer tap over. Space for free-standing appliances. Tiled flooring and tiling to splashback and preparation areas. Double glazed window overlooking the communal garden.

### **Bedroom One**

13' 4" x 9' 1" (4.07m x 2.76m)

A spacious double bedroom with a double glazed window overlooking the communal garden and space for a free-standing wardrobe.

### **Bedroom Two**

9' 8" x 8' 8" (2.95m x 2.64m)

Another good-sized double bedroom with sliding patio doors leading out to the balcony.

### **Bathroom**

7' 8" x 5' 10" (2.34m x 1.78m)

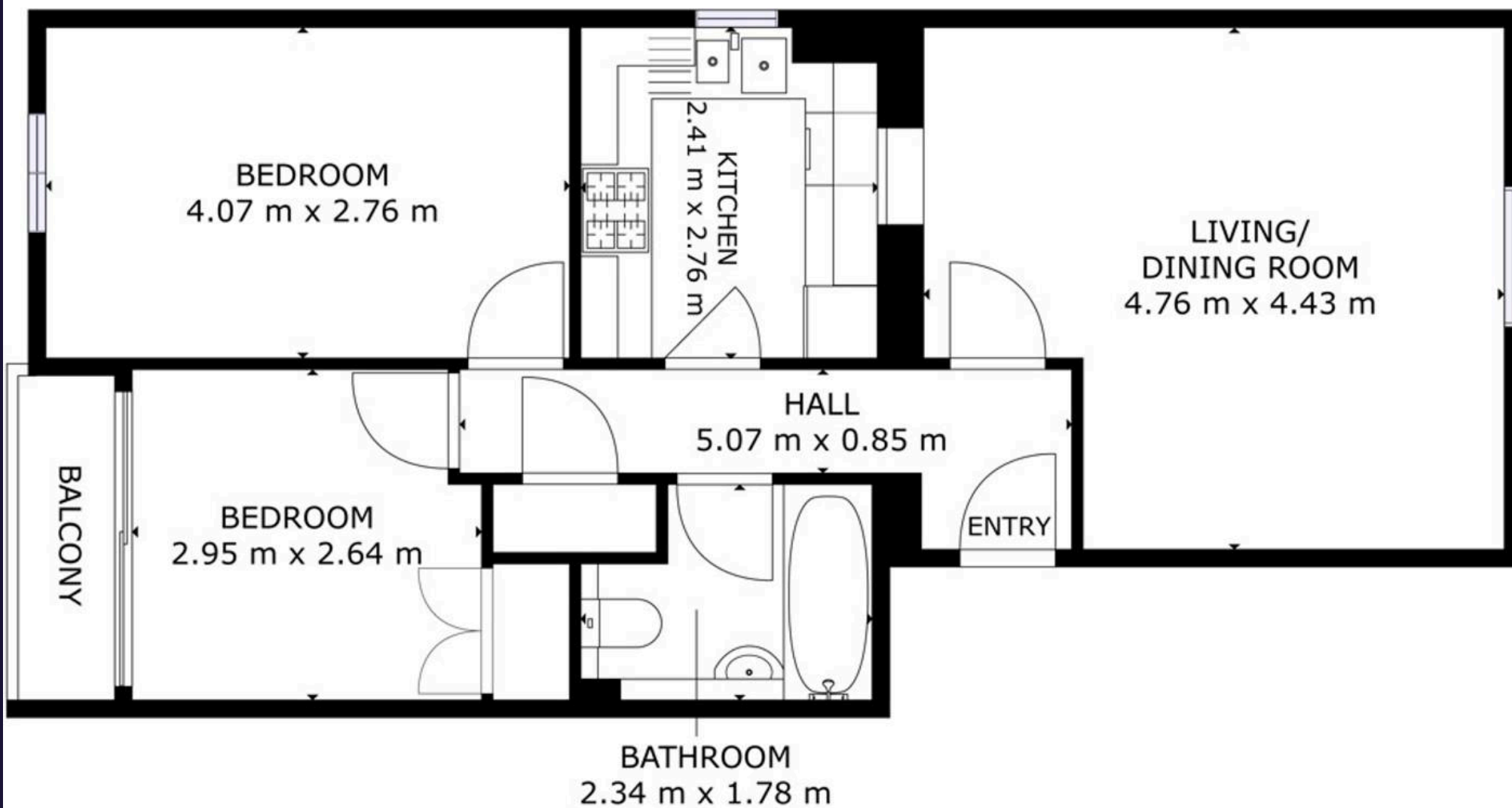
A modern bathroom fitted with a three piece suite comprising low level WC, pedestal wash basin and bath with electric shower over. Chrome vertical heated towel rail.

### **Additional Property Details**

- Property Age Bracket: 1970 - 1990
- Council Tax Band: B
- Tenure: Share of Freehold
- Lease Expiry: 21/11/2184
- Ground Rent: £0.00 per month
- Service Charge: £1,135.64 per month

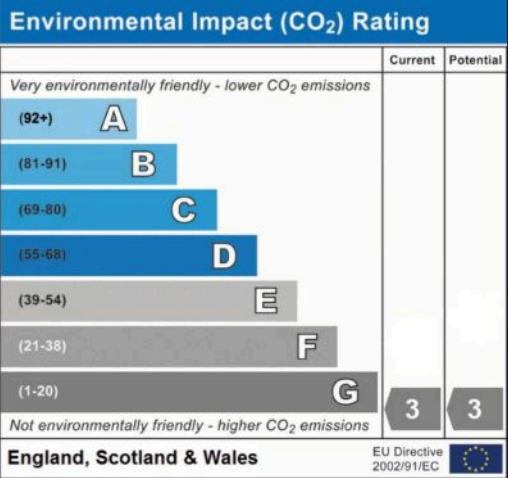
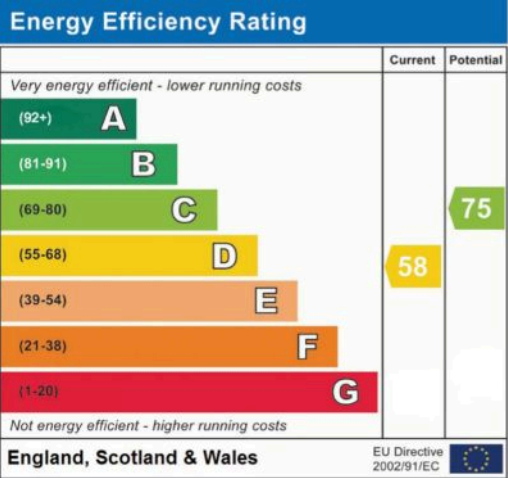






GROSS INTERNAL AREA  
TOTAL: 61 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## Comfort Estates

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