



3 Curlew Wharf, Nottingham
£125,000





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Nottingham, Nottingham

A fantastic one bedroom duplex apartment with OFF STREET PARKING in the desirable Castle Marina area with NO CHAIN! An ideal purchase for first time buyers and investors.

Council Tax band: A

Tenure: Leasehold

Lease: 954 years remaining

Service Charge: £1,220 per year

Ground Rent: £1 per year

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Off Street Parking
- Open Plan Living
- Ideal for First Time Buyers and Investors
- Duplex Apartment
- A Short Stroll to Castle Marina Retail Park
- No Chain
- Telephone Entry System
- Easy Access to Public Transport Links



Entrance

4' 6" x 6' 3" (1.37m x 1.91m)

Entering through a secure communal door into the entrance lobby, leading up the stairs to a white UPVC door to enter the apartment. The entrance hallway has a door leading to the Open Plan Living Kitchen, an understairs storage cupboard, and stairs to the first-floor accommodation.

Open Plan Living Kitchen

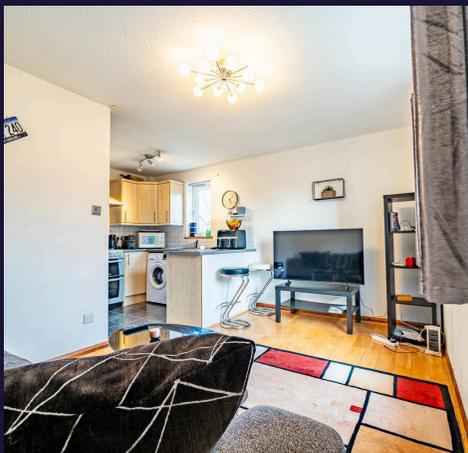
14' 1" x 15' 11" (4.28m x 4.84m)

A dual aspect living kitchen with double glazed windows to the front and side elevations. The living area has space for a large sofa along with a TV point and ceiling light fitting. The kitchen is fitted with a good range of base and wall mounted units with stainless steel sink and drainer with mixer tap over. There is space for a freestanding fridge, washing machine and electric oven with integrated extractor fan over.

Bedroom

14' 2" x 9' 9" (4.31m x 2.98m)

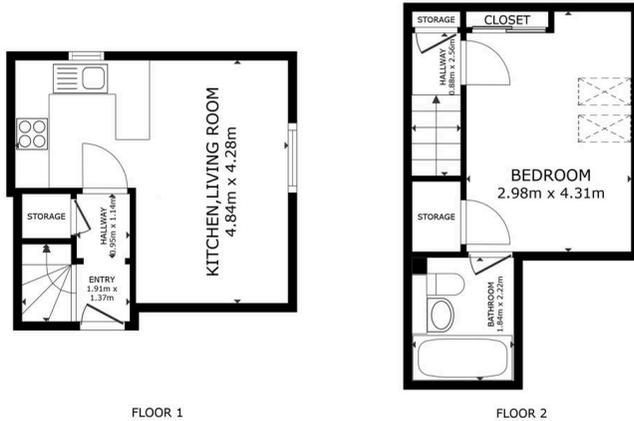
A spacious double bedroom with fitted mirrored wardrobes, space for a desk and a there is a cupboard housing the hot water cylinder. Two velux skylights allow plenty of light to flood through.



Bathroom

7' 5" x 5' 11" (2.27m x 1.81m)

Fitted with a three piece white suite comprising low level WC, pedestal wash basin and panel bath with a shower screen and electric shower over. There is tiling to half height and wet areas as well as vinyl flooring.



GROSS INTERNAL AREA
 FLOOR 1 21.1 m² FLOOR 2 21.3 m²
 TOTAL : 42.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	58
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 