


# Waterfront Plaza

Nottingham  
NG2 3BT

Guide Price £140,000



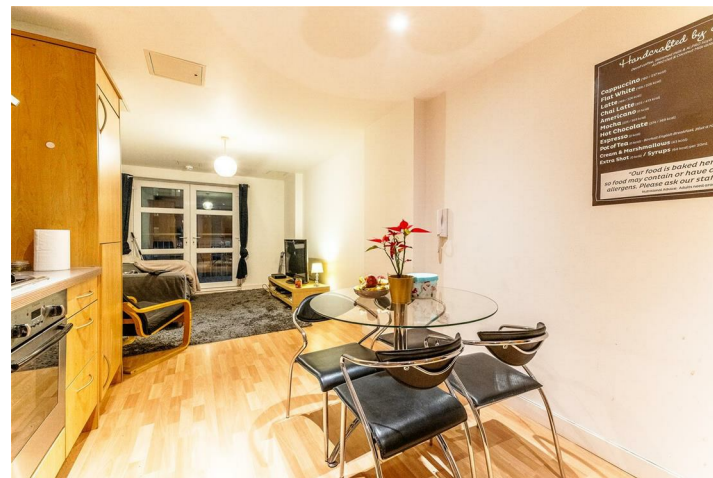
- \*\*\*\*NO UPWARD CHAIN\*\*\*\*
- Secure Undercroft Allocated Parking Space
- Two Double Bedrooms/Hallway
- Open Plan Living/Kitchen Area
- Fabulous Views/Communal Garden
- Well-Presented Fifth Floor Apartment
- A Few Minutes Walk from the City Centre and its Amenities
- Two Bath/Shower Rooms
- Juliette Balcony
- Communal Lift Accessing All Floors/Internal Area Approx. 660 sq ft

 0115 841 1155

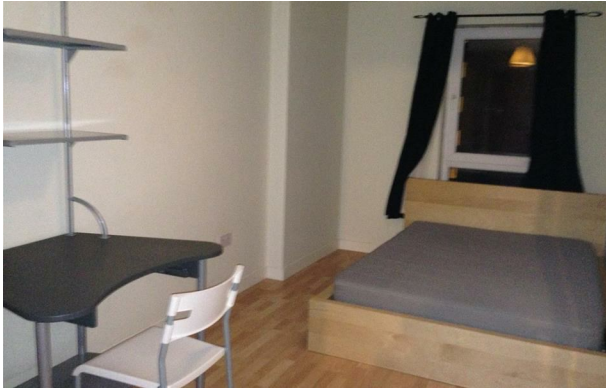
## Waterfront Plaza, Nottingham, NG2 3BT

### Key Features

FHP Living are delighted to welcome this two bedroom apartment to the market, located a short distance from shops, bars, restaurants and transport links in and around Nottingham. Perfect for first time buyers looking for City Centre living or for investors looking to add to their portfolio.

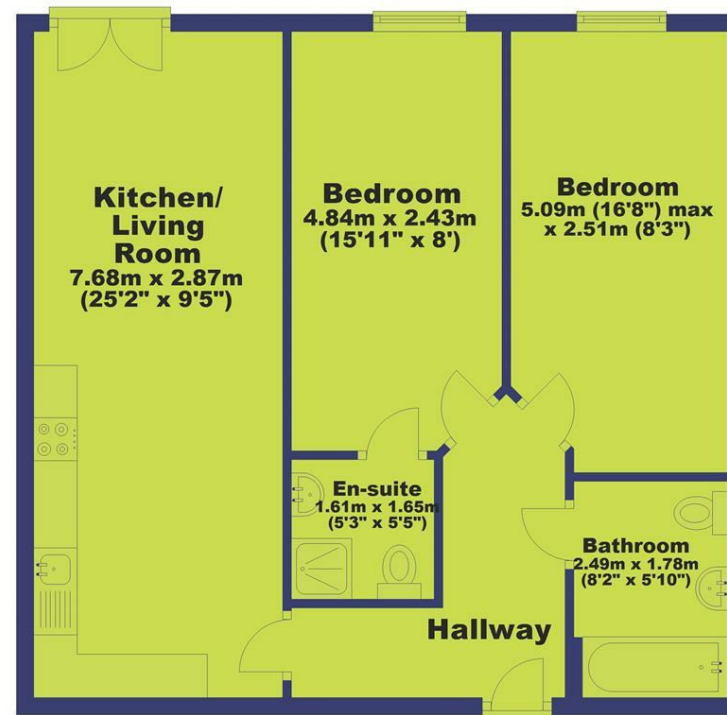


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### Fifth Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



**Total area: approx. 61.5 sq. metres (662.2 sq. feet)**



0115 841 1155

## Waterfront Plaza, Nottingham, NG2 3BT




### *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		82	83
(69-80) C			
(55-68) D			
(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.