


Kingfisher Wharf

Nottingham
NG7 1GA

Price Guide £175,000



- Spacious kitchen for cooking
- Ideal for first-time buyers
- Duplex apartment layout
- Modern bathroom included
- Close to local amenities
- Convenient parking available
- Great investment opportunity
- Two cosy bedrooms
- Located in Kingfisher Wharf
- Viewing highly recommended

 0115 841 1155

Kingfisher Wharf, Nottingham, NG7 1GA

Key Features

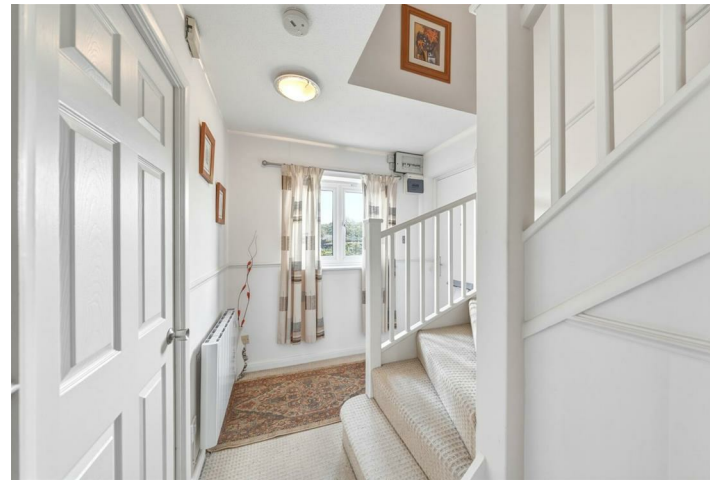
Welcome to this charming duplex apartment located in the desirable Kingfisher Wharf area of Nottingham. Spanning an impressive 710 square feet, this property offers a perfect blend of comfort and modern living, making it an ideal choice for first-time buyers and savvy investors alike.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen is a standout feature, offering ample space for culinary creativity and family gatherings. Its thoughtful design ensures that cooking and dining are both enjoyable and convenient.

This apartment boasts two generously sized bedrooms, providing plenty of room for rest and relaxation. The bathroom is well-equipped, catering to all your daily needs with ease.

One of the key advantages of this property is the availability of parking, a rare find in many urban settings, ensuring that you have a secure space for your vehicle.

Kingfisher Wharf is a vibrant community, offering a range of local amenities and excellent transport links, making it easy to explore all that Nottingham has to offer. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this duplex apartment is not to be missed. Embrace the chance to own a piece of this thriving area and enjoy a lifestyle of comfort and convenience.

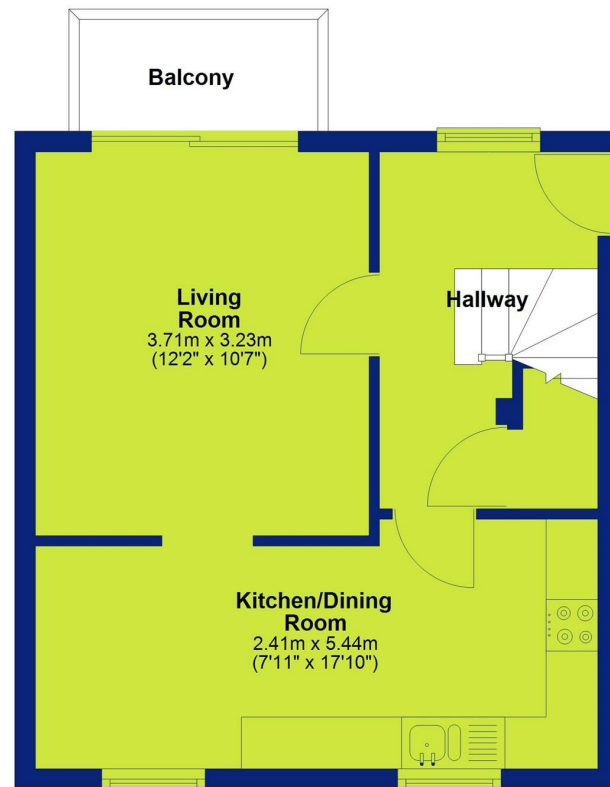


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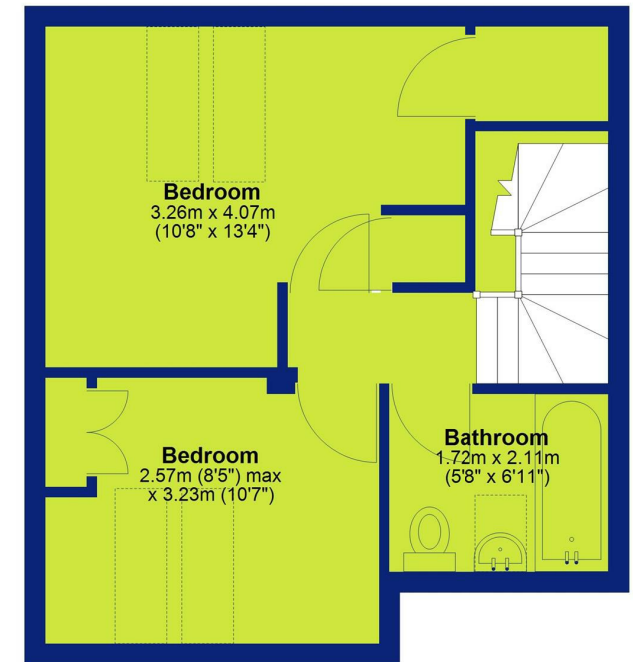
First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)
(excluding Balcony)



Top Floor

Approx. 30.9 sq. metres (332.4 sq. feet)



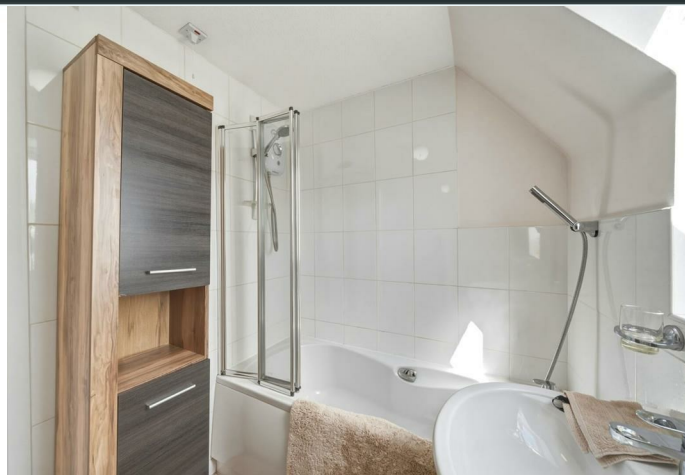
Total area: approx. 63.3 sq. metres (681.4 sq. feet)

Storage area on lower ground floor is 62.9m²
Plan produced using PlanUp.



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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			77
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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