



 **2**  
Bedrooms

 **2**  
Bathrooms



C & R City are delighted to present to the market this exceptional luxury apartment located within the iconic NV Buildings, one of the Quays' most prestigious waterfront developments. Boasting generously proportioned and impeccably presented accommodation throughout, this outstanding residence features a superb full width south facing balcony enjoying panoramic waterfront views and an abundance of natural light. Designed for contemporary living, the property perfectly combines style, space, and an unrivalled position in the very heart of the Quays.

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The accommodation briefly comprises a spacious open-plan lounge and dining kitchen, two well-proportioned double bedrooms, a stylish en-suite to the principal bedroom, and a modern three-piece bathroom suite. Further benefits include a secure allocated parking space, lift access, and the added convenience of a 24-hour concierge service, offering both comfort and peace of mind.

Ideally suited to owner-occupiers and astute investors alike, this represents a rare opportunity to acquire a premium waterside residence within a highly sought-after development. Early viewing is strongly recommended to fully appreciate the quality, space, and lifestyle on offer.

**Hallway** *5.39m x 3.59m (17' 8" x 11' 9")*

Wooden flooring, spotlights, access to two large storage cupboards, one of which houses the boiler and has plumbing for both a washing machine and dryer, a wall-mounted heater, and intercom.

**Living Area / Kitchen** *6.40m x 5.27m (21' x 17' 3")*

Double-glazed floor-to-ceiling windows and a sliding door leading onto a private, full-length balcony with beautiful water views, wooden flooring, wall-mounted heater, phone/TV point and spotlights. Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four-ring hob and extractor over, stainless steel sink with mixer tap and drainer, wooden flooring, spotlights and extractor. The kitchen also benefits from a breakfast bar.

**Master Bedroom** *5.83m x 3.59m (19' 2" x 11' 9")*

Double-glazed floor-to-ceiling windows with sliding door opening to the balcony, carpeted flooring, fitted wardrobes, wall-mounted heater, spotlights and entrance to the ensuite.

**En-Suite** *2.39m x 1.42m (7' 10" x 4' 8")*

Accessed via the master bedroom, the ensuite comprises a three-piece bathroom with shower cubicle, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**Bedroom Two** *5.27m x 3.12m (17' 3" x 10' 3")*

Double-glazed floor-to-ceiling window, carpeted flooring, wall-mounted heater and spotlights.

**Bathroom** *2.39m x 2.37m (7' 10" x 7' 9")*

Three-piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**General Information**

Tenure: Leasehold property with 226 years remaining on the lease. Ground rent of £250 per annum. Council Tax Band E. EPC Rating C.

**Agents Notes**

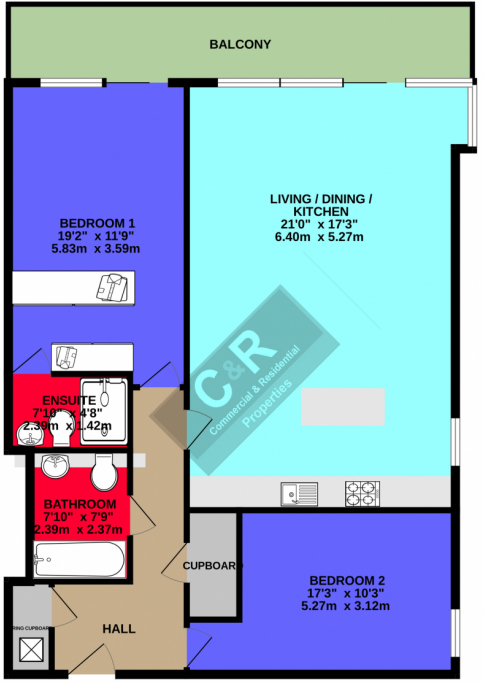
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(iii) No person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property

### **Thinking Of Selling**

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.

GROUND FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: N V Building, M50

