



Cymbeline House 26 Shakespeare Street, NG1 4FQ
£130,000



Marriotts



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- Two bedroom sixth-floor apartment
- Lift access to all floors
- Secure underground parking
- Prime city centre location
- Walk-out balcony with glass balustrade
- City centre location

An excellent opportunity to purchase this well-presented two-bedroom sixth-floor apartment, ideally located in the heart of the city centre and just a short walk from the Victoria Centre, shops, restaurants, bars and excellent transport links.

The accommodation features a bright and spacious open-plan living/kitchen area with a built-in oven and hob, providing the perfect space for modern city living. A walk-out balcony with contemporary glass balustrading offers an ideal spot to relax and enjoy the city views.

There are two well-proportioned bedrooms and a modern bathroom fitted with a shower. Additional benefits include double glazing, electric heating, secure underground gated parking with an allocated parking space, and lift access to all floors.

Offered to the market with NO UPWARD CHAIN, this property is ideal for first-time buyers, professionals seeking a convenient city centre home, or buy-to-let investors looking for a well-located apartment with strong rental appeal.

£130,000

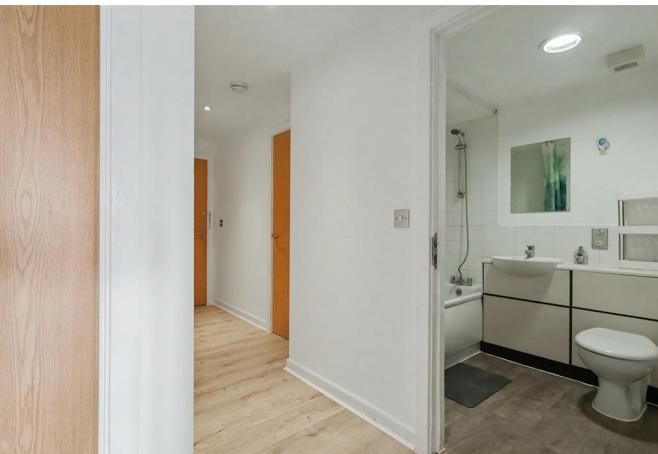


Entrance Hall

Door from the communal lobby, security entry phone, walk-in airing cupboard with hot water cylinder, ceiling downlights and telephone point.

Living Kitchen

Fitted with a range of wall and base units with gloss white doors, dark wood effect worktops, inset stainless steel sink unit and drainer and tiled splashbacks. Appliances consist of an integrated brushed steel trim electric oven and a four-ring halogen hob with brushed steel splashback and matching extractor canopy. Multiple ceiling downlights, grey wood-effect laminate flooring, electric convector heater, TV and FM points and double-glazed double doors leading out to the decked balcony, with glass balustrade and views towards the City Centre.



Bedroom 1

LED downlights, telephone point, TV aerial point, electric convector heater and double-glazed side window.

Bedroom 2

Electric panel heater, downlights and double-glazed side window.

Bathroom

Consisting of a bath with full height tiled surround and shower attachment, concealed cistern dual flush toilet and a wash basin with vanity surround and an electric shaver point. Electric chrome ladder towel rail and extractor fan.

Outside

The main communal entrance door is accessed from Shakespeare Street, just next to Tesco Express. Vehicle access is via Peachey Street which is directly behind the building. At the end of Peachey Street, remote security gates and additional remote shutter lead down in to the car park. In the car park is a security entry lobby and lift to all floors.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 125 years From: 1st October 2005

GROUND RENT: £200.00 - to be reviewed on:

SERVICE CHARGE: £2,610.56 - to be reviewed on:

COUNCIL TAX: Nottingham City - Band D

PROPERTY CONSTRUCTION: Cavity Brick (assumed)

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: no

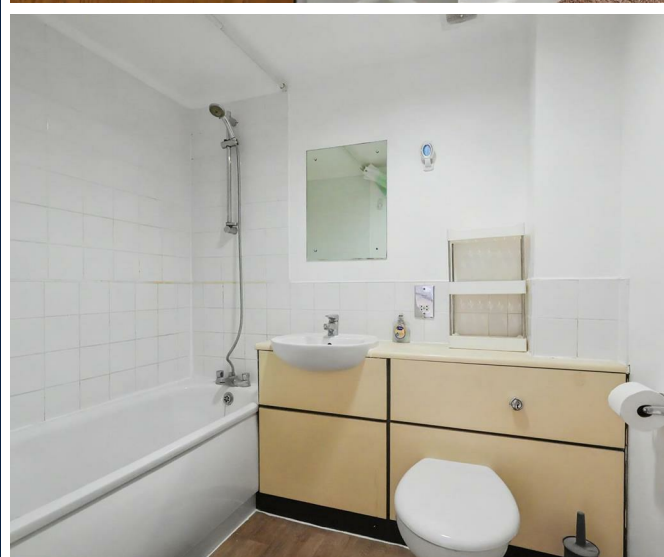
ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: n/a

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:





CHICKANDOS

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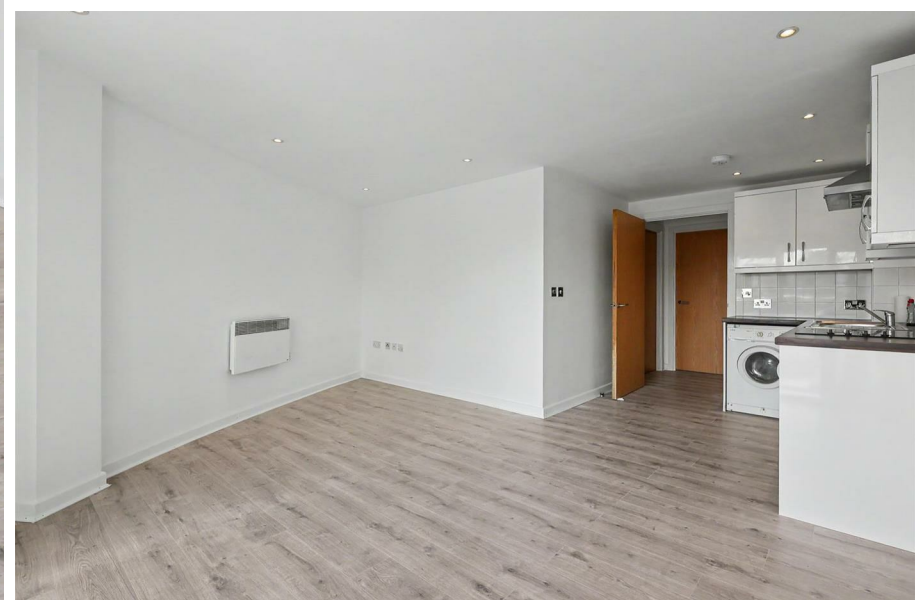
CYMBELINE HOUSE
26

TESCO express

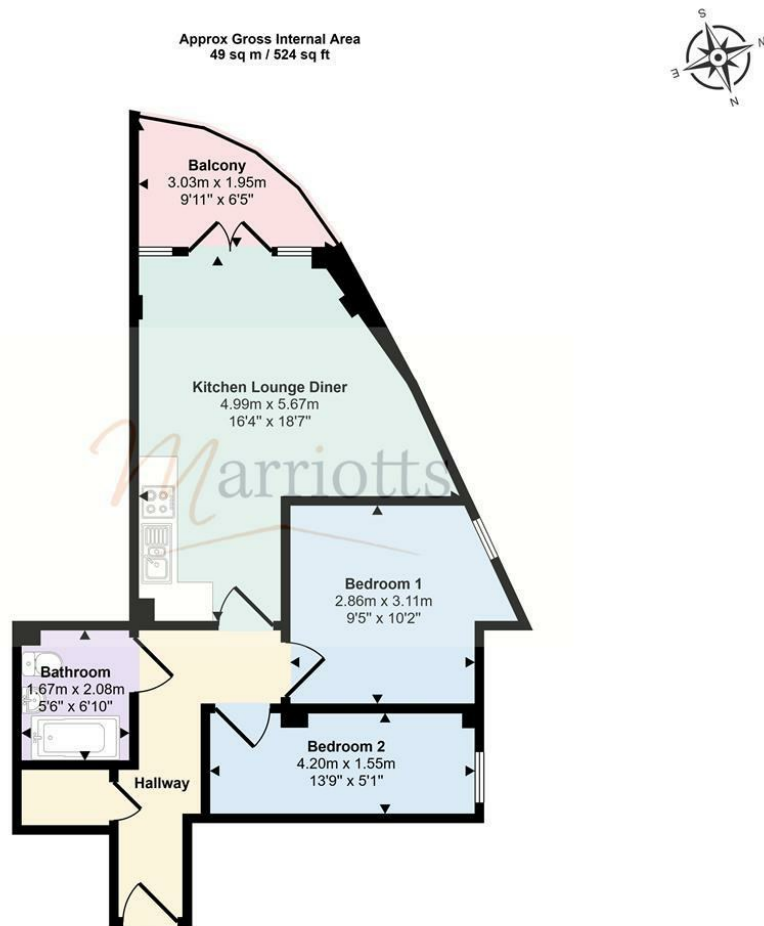
7am - 11pm



MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: lift access
OTHER INFORMATION: Some images are virtually
staged







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

