



68 Regatta House, Castle Marina, NG7 1HR
Guide Price £200,000-£210,000 Leasehold


MARTIN&CO

Regatta House, Castle Marina

2 Bedrooms, 2 Bathroom

Guide Price £200,000-£210,000

- Two Bedroom Apartment
- Canal Views
- Well Proportioned Throughout
- Master Bedroom With En-Suite & Fitted Wardrobes
- Gated Development
- Allocated Parking
- No Onward Chain

GUIDE PRICE £200,000-£210,000. CANAL FACING - Beautiful two bedroom apartment situated in this sought after, gated development. The property is well proportioned throughout and briefly comprises of a large open plan living/dining/kitchen with two Juliet Balconies, master bedroom with en-suite and fitted wardrobes, second double bedroom, bathroom and large walk in storage. The apartment benefits from an allocated parking space and is being sold with no onward chain. With an array of local amenities close to hand, early viewing is strongly recommended.



ENTRANCE HALL With a fitted carpet, walk in storage cupboard, airing cupboard, intercom system, wall mounted electric heater and two ceiling lights.

OPEN PLAN LIVING/DINING/KITCHEN 26' 1" x 12' 10" (7.95m x 3.91m) This bright and spacious open plan space offers a well appointed kitchen with a range of high and low level units with a squared edge worktop with upstand and incorporating a stainless steel 1 1/4 sink and drainer, integrated electric oven, hob & extractor, fridge, freezer, washing machine, dishwasher and microwave, ceiling spotlights, wood effect floor covering and double glazed window to the side elevation. The living area has a fitted carpet, two wall mounted electric heaters, TV Aerial & Phone Points, two ceiling lights and two Juliet Balcony offering canal views.

MASTER BEDROOM 10' 9" x 9' 6" (3.28m x 2.9m) With a fitted carpet, double glazed window, wall mounted electric heater, a range of fitted wardrobes and ceiling light.

EN-SUITE With a shower cubicle with a mains fitted shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 11' 5" x 8' 0" (3.48m x 2.44m) With a fitted carpet, double glazed window, wall mounted electric heater and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with chrome mixer taps, low flush w.c., pedestal wash hand basin, heated towel rail, part wall tiling, vinyl floor covering and fitted ceiling spotlights.

EXTERNAL The property is situated within a gated development and has an allocated parking space.

LOCATION Situated in an excellent spot just a short distance to the City Centre there are an array of local amenities including pubs, restaurants, shops, a retail park and a gym. The canal towpath is nearby and the

property is within easy reach of the Queens Medial Centre and A52.

LEASE INFORMATION

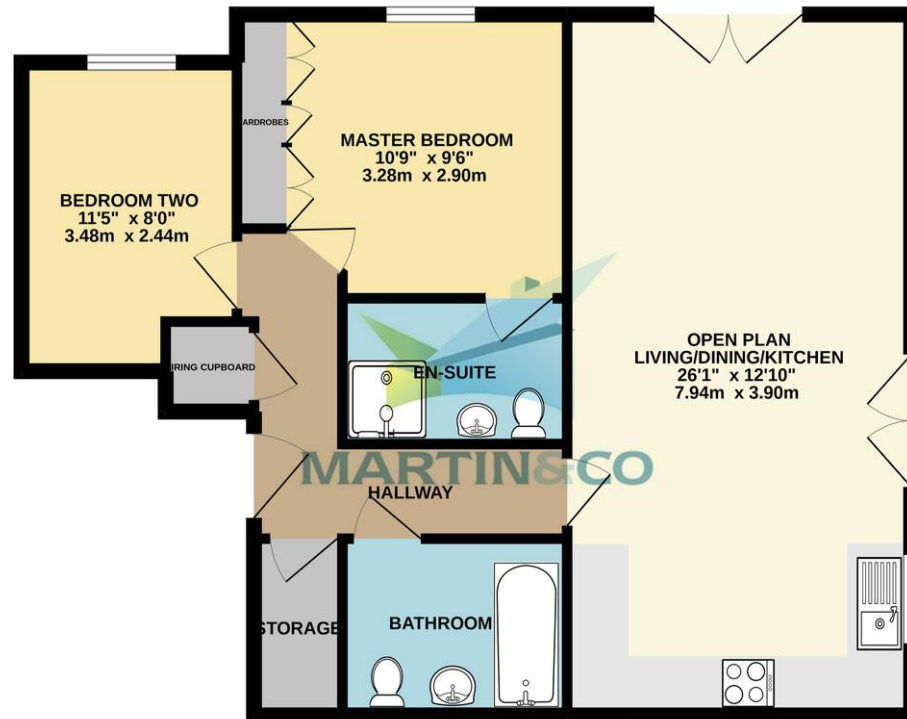
Approx Years Remaining on Lease: 109 Years
Approx Annual Service Charge: £1,555.08
Annual Ground Rent: £150.00







GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

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 mis-statement. 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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