



Admiral House, Castle Quay Close, Castle Marina, Nottingham, NG7 1HR

Guide Price £190,000-£200,000 Leasehold



Admiral House, Castle Quay

Close, Castle Marina

2 Bedrooms, 1 Bathroom

Guide Price £190,000-£200,000

- Two Bedroom First Floor Apartment
- Canal Facing Private Balcony
- Sought After Gated Development
- Allocated Parking Space
- No Onward Chain
- Ideal FTB or BTL
- Close To Amenities

GUIDE PRICE £190,000-£200,000. Situated in this sought after, gated development and boasting a private balcony to the canal facing rear of the building this two bedroom first floor apartment offers a modern and neutral interior throughout and offers a prime location with easy access to Nottingham City Centre and the QMC. The accommodation comprises of a bright open plan living/dining/kitchen with a private balcony, two double bedrooms (master with fitted storage) and a fitted bathroom. There is an allocated parking space and being so with no onward chain, early viewing is strongly recommended.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY With a fitted carpet, wall mounted electric heater, intercom system, airing cupboard and two ceiling lights.

OPEN PLAN LIVING/DINING/KITCHEN 22' 6" x 12' 11" (6.86m x 3.94m) This bright and spacious open plan room has a living/dining area with fitted carpet, wall mounted electric heater, double glazed windows and French doors to the balcony and a ceiling light. The fitted kitchen has a range of high and low level units with a squared edge worktop over with upstand incorporating a one and half bowl stainless steel sink and drainer, integrated electric oven, microwave, fridge, freezer, washer, inset hob with extractor hood over, vinyl floor covering and fitted ceiling spotlights.

MASTER BEDROOM 12' x 9' 2" (3.66m x 2.79m) With a fitted carpet, double glazed window, wall mounted electric heater, fitted wardrobes and ceiling light.

BEDROOM TWO 11' 9" x 8' 1" (3.58m x 2.46m) With a

fitted carpet, double glazed Juliet balcony, wall mounted electric heater and ceiling light.

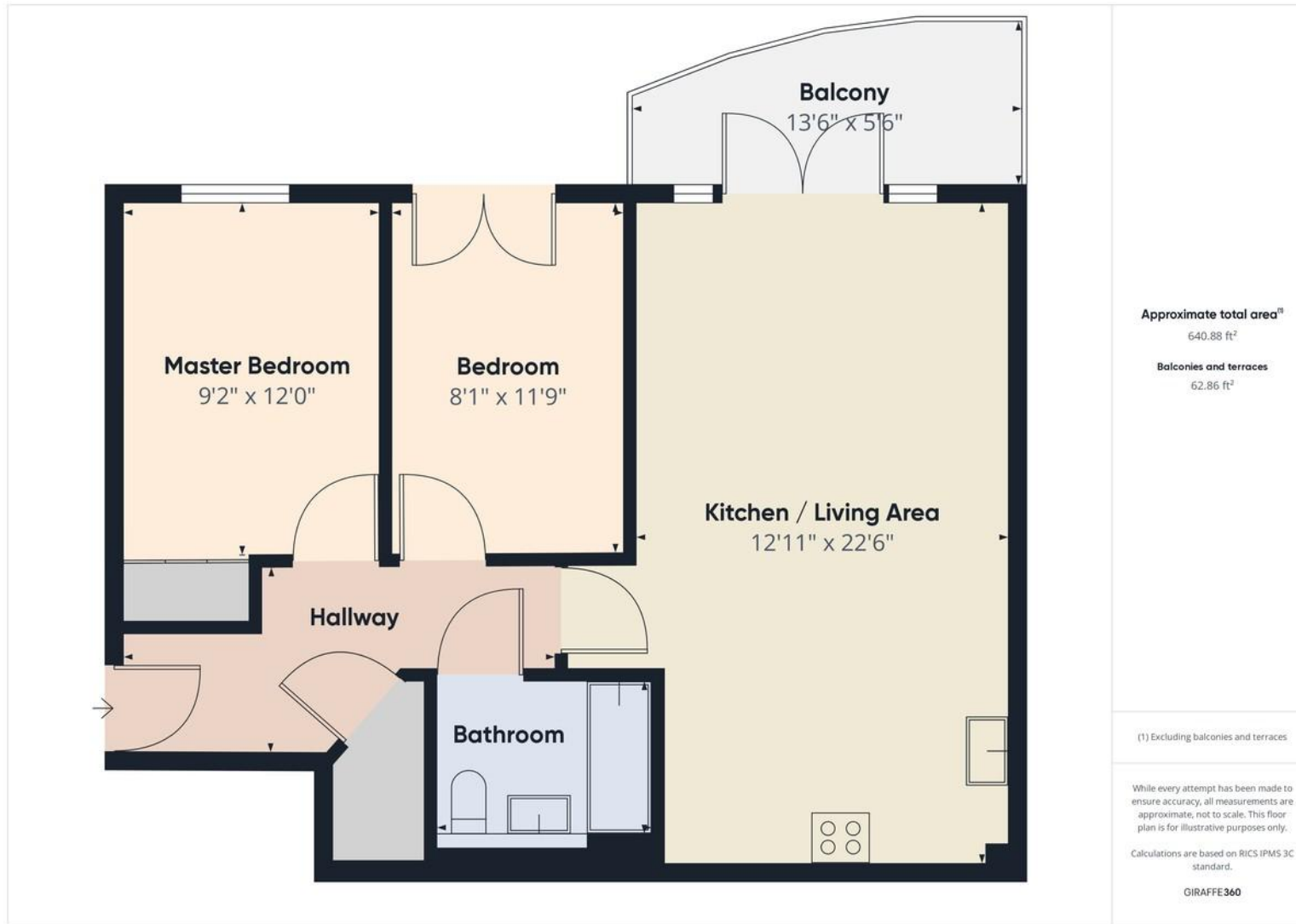
BATHROOM Comprising of a panelled bath with chrome mixer taps and a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, chrome heated towel rail, part wall tiling and fitted ceiling spotlights.

EXTERNAL The property benefits from an allocated parking space situated within the gated development.

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.







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