



Heron Wharf, Nottingham

Asking Price £125,000



TATTERSHALLS  
NOTTINGHAM



## Heron Wharf

Nottingham, Nottingham

\*\*\*Asking Price of £125,000\*\*\*

Introducing this one-bedroom duplex apartment in the highly desirable Castle Marina area.

This fabulous property features a spacious lounge with an open-plan kitchen on the first floor, and a generous double bedroom with an en-suite bathroom, complete with a three-piece suite and shower over the bath, on the second floor.

Residents can enjoy access to the communal gardens, with convenient parking available at the front of the building.

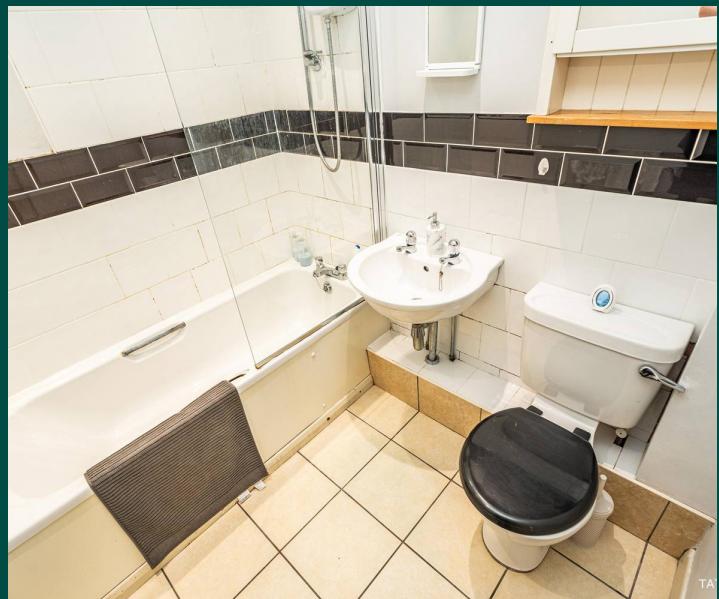
Nestled in the sought-after Castle Marina neighbourhood, this apartment is just a short walk from a large Sainsbury's, Lidl, gym, and retail park. It offers excellent connectivity with nearby bus and tram routes, and Nottingham City Centre and the Queens Medical Centre are within easy walking distance. The location also provides effortless access to the A52 and A453, leading to the M1.

This property is ideal for first-time buyers or as a lucrative investment opportunity. Currently, a tenant is in situ until September 14th, 2024, paying a monthly rent of £775.



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Early viewing is highly recommended to fully appreciate this property.

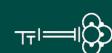
We have been advised by the vendor of the following:

- Approx. 962 years remaining on the lease
- Service Charge: £1135.64 per annum
- Ground Rent: £0
- Council Tax Band: A

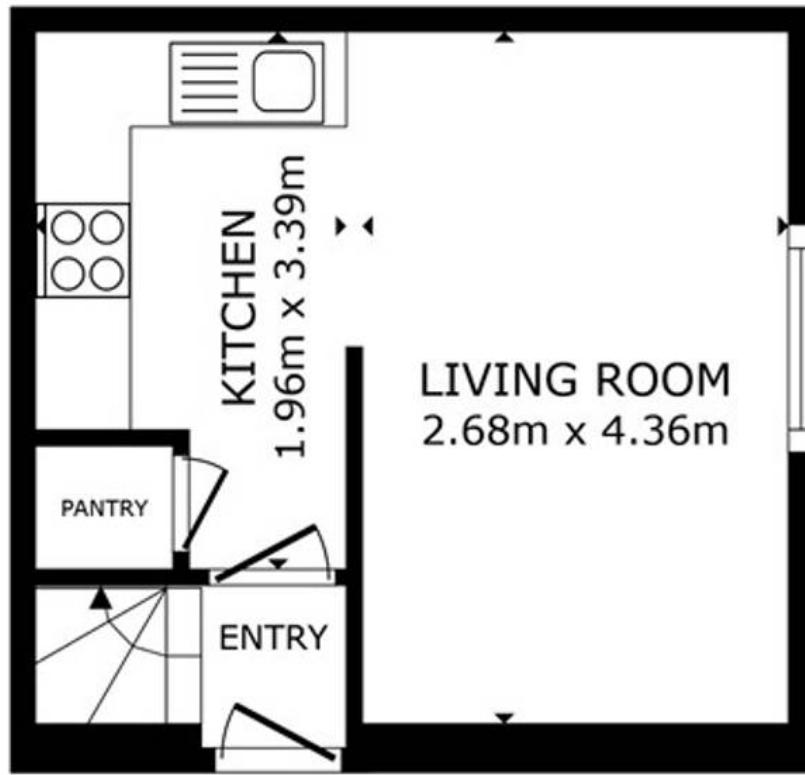
**DISCLAIMER** These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

#### Money Laundering

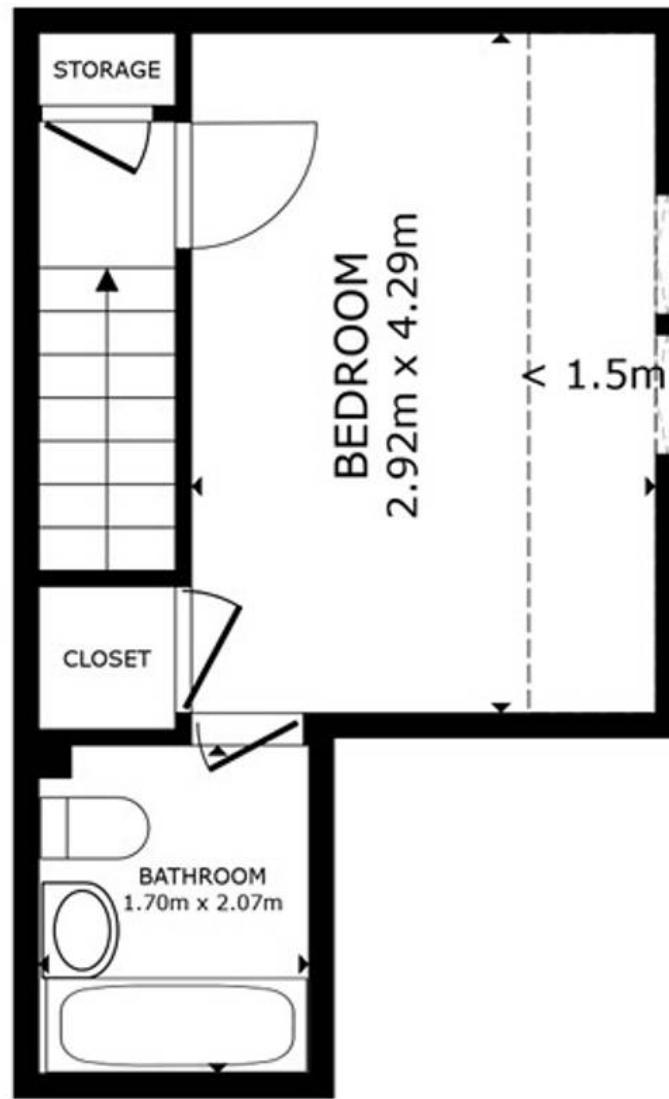
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Tattershalls require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Tattershalls removing a property from the market and instructing solicitors for your purchase.



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FLOOR 1



FLOOR 2





**Tattershalls**

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