



Dunlin Wharf, Nottingham  
£165,000

 **Comfort**  
Estates



## Dunlin Wharf

Nottingham

### Fabulous Two-Bedroom Apartment – Ground Floor with Garden Views

Comfort Estates are pleased to present this two-bedroom ground-floor apartment, ideally located near Castle Marina Retail Park, Nottingham City Centre, and the Queen's Medical Centre.

The property offers a spacious lounge with a dining area, a kitchen, and two double bedrooms—one of which has direct access to a private balcony overlooking communal gardens. A neutral bathroom, electric heating, and good storage space adds to the comfort of the home.

Additional benefits include off street parking and well-kept grounds. The apartment is situated in a popular residential area with excellent transport links, making it ideal for professionals, first-time buyers, or investors.

Offered with NO CHAIN, this is a fantastic opportunity to purchase a conveniently located home.

Early viewing is highly recommended.





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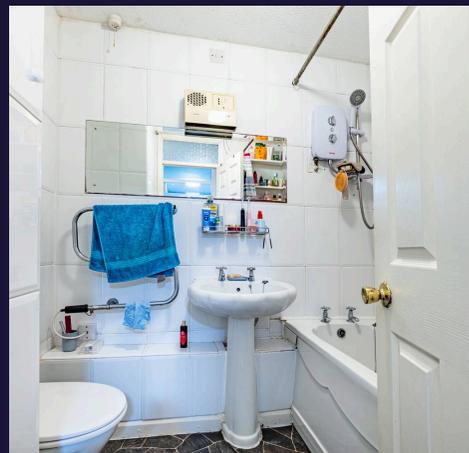
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	<b>77</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>61</b>
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	