



Guide price £230,000

Apartment - Purpose

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold - Share

of Freehold

GUIDE PRICE £230,000 - £240,000. WALTON & ALLEN are delighted to present this SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT within the sought after PARK WHARF DEVELOPMENT. Located ONLY 5 MINUTES walk from NOTTINGHAM CITY CENTRE the property has accommodation comprising HALLWAY, OPEN PLAN LIVING ROOM/DINING/KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM and EN SUITE SHOWER ROOM. Benefitting from a BALCONY off the LIVING ROOM with views over the RIVER LEAN CANAL, ALLOCATED PARKING within an ELECTRIC GATED CAR PARK, with plenty of VISITOR PARKING and FOB ENTRY SYSTEM. In a SECURE, PRIVATE location with no public access to the CANAL FRONTAGE the property is situated with excellent access to the NOTTINGHAM EXPRESS TRAM LINE the QUEENS MEDICAL CENTRE, NOTTINGHAM UNIVERSITY and the CITY CENTRE, it would make a SUPERB CITY PAD. AVAILABLE TO MOVE IN NOW, offered to the market with NO CHAIN, so call now to view!

Entrance Hall

Door to communal hallway.

Kitchen/Dining/Living Room

29'8" x 19'9"

Fitted with a matching range of base and eye level units with quartz worktop space over, igneous granite sink and fitted oven. Fitted gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine. Double glazed window, radiator and double glazed double doors to balcony with view over the canal.

Bedroom 1

11'4" x 9'11"

Fitted wardrobes, double glazed window and radiator.

En Suite

Fitted with a three piece suite comprising shower cubicle, wash hand basin and W.C. Radiator and tiling to walls.

Bedroom 2

9'10" x 9'6"

Double glazed window, radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and W.C. Radiator and tiling to walls.

Lease Details

The property has a share of the freehold.

Lease: 999 years, start date TBC.

Ground Rent: Peppercorn ground rent, £0 per annum.

Service Charge: £1444 per annum.

Other

The property benefits from a gated car park with allocated parking, fob entry and scenic grounds. The building also has Hyperopic Broadband offering internet speeds up to 1GBps

Free Mortgage Advice

Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at

<http://geoserver.nottinghamcity.gov.uk/myproperty/>

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





First Floor

Approx. 70.3 sq. metres (756.8 sq. feet)




Total area: approx. 70.3 sq. metres (756.8 sq. feet)


Can you **save money** on your **mortgage**?

Potentially save thousands by visiting
<http://bit.ly/waltonallenmortgages>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Formed in 2000, WALTON & ALLEN has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

As specialists we are fully focused on the priorities and needs of all of our Clients, so whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include 360 degree virtual tours, 3D floorplans and most importantly have vast local knowledge of the property market and current trends.

Management of common parts of buildings is also our specialism, working with Resident Management Companies keeping service charges at 'value for money' levels and improving the environments for both residents and leaseholders. Investment and capital values improve with our influence.

We keep and improve the entire Walton and Allen portfolio in great order through our in house Maintenance team.

We have a proven track record in this property market succeeding in areas where others fail. We are committed to providing an excellent client experience.

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