



The Pinnacle Cottage Terrace, NG1 5AS

£210,000





# The Pinnacle Cottage Terrace , NG1 5AS

- Second floor apartment
- Two double bedrooms
- Open plan living kitchen + balcony
- Close to the City Centre
- Refurbished bathroom & en-suite
- Secure under-ground car parking

**CITY CENTRE LIVING!!** A fantastic refurbished second floor apartment with lift access, secure underground parking, two double bedrooms and modernised kitchen with balcony, bathroom and en-suite!

£210,000



## Overview

Standing on the corner of The Ropewalk in the heart of Nottingham, The Pinnacle on Cottage Terrace presents a stunning modern apartment that is sure to impress. This delightful second-floor residence boasts two well-proportioned bedrooms and two bathrooms, making it an ideal choice for professionals or small families seeking comfort and convenience.

Recently refurbished, the apartment features a contemporary kitchen and stylish bathrooms, including an en-suite for added privacy, yet the decorative traditional style plaster coving adds a hint of character. The open-plan living area is designed for both relaxation and entertaining, seamlessly connecting the two areas. From here, you can step out onto the rear walk-out balcony, perfect for enjoying a morning coffee or unwinding after a long day.

Residents will appreciate the secure underground parking, providing peace of mind and easy access to your vehicle, with lift access from the communal lobby. The location is simply unbeatable, with Nottingham Playhouse and the vibrant city centre just a few minutes' walk away. This prime position allows for easy access to a variety of shops, restaurants, and cultural attractions, making it a perfect base for those who enjoy an active urban lifestyle.

Built in 2002, this apartment combines modern living with the charm of its period surroundings. Whether you are looking to buy or rent, this property offers a unique opportunity to experience the best of Nottingham living. Don't miss your chance to make this exquisite apartment your new home.

## Entrance Lobby

With an entrance door from the communal landing, decorative coving, security entry phone, security line panic button and secondary door through to the hallway.



## Hallway

With wood-style flooring continuing throughout the entire apartment, decorative coving, cloaks cupboard, separate airing cupboard housing the hot water cylinder, radiator and door to all rooms.

## Kitchen Area

A range of units with doors in gloss white with slim-line concrete finish worktops and splashbacks with an under-counter one-and-a-half bowl composite sink unit. Brushed steel trim electric oven and four-ring gas hob with extractor, along with an integrated dishwasher, fridge freezer, and plumbing for a washing machine.

## Living Area

With two radiators, decorative coving, double-glazed window and double-glazed double doors leading out to the balcony.

## Bedroom 1

With a large built-in double wardrobe, three double-glazed windows and radiator.

## En-suite

With fully tiled walls and a matching tiled floor, the suite consists of a bath with glass screen, fixed head rain shower and a second mixer, along with a pedestal wash basin and a dual flush toilet. Electric shaver point, extractor fan and chrome ladder towel rail.

## Bedroom 2

With a radiator, built-in double wardrobe and double-glazed windows to two elevations.

## Bathroom

with fully tiled walls and a matching tiled floor, the suite consists of a bath with a glass screen, fixed head rain shower and a second mixer, along with a dual flush toilet and a floating wash basin with vanity drawer. Electric shaver point, extractor fan and chrome ladder towel rail.

## Outside

The building stands within communal and maintained grounds.

## Material Information

TENURE: Leasehold

LEASE DETAILS: 125 years from February 2002

GROUND RENT: £450.00 PA (£225 twice yearly) - to be reviewed on: .....

SERVICE CHARGE: £668.29 per quarter- to be reviewed on: .....

COUNCIL TAX: Nottingham City Council - Band E

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: n/k

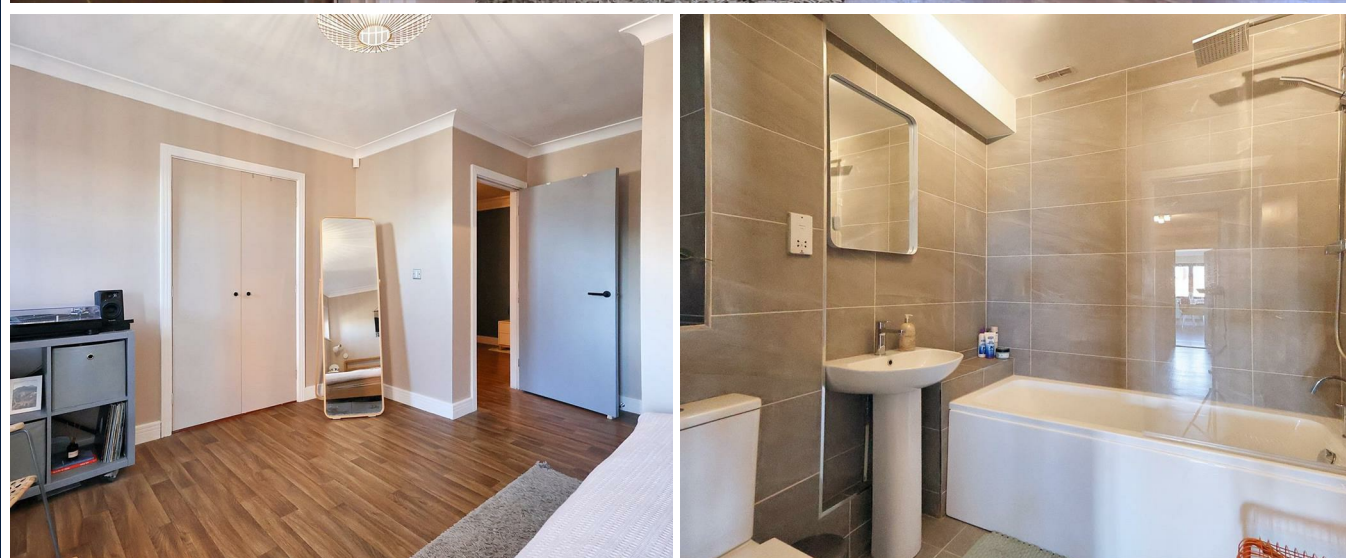
UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent



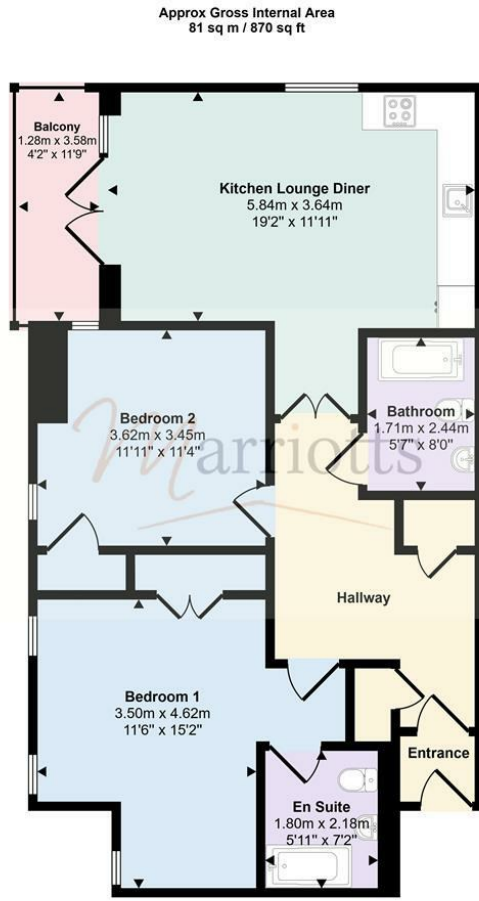




WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: lift access







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.**Marriotts**.net

