

# HoldenCopley

PREPARE TO BE MOVED

The Atrium, Waterfront Plaza, Nottingham NG2 3BH

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£1,000 PCM

## APARTMENT LIVING...

A well-presented two-bedroom apartment located on the second floor in the sought-after Waterfront Plaza area, within walking distance of Nottingham City Centre. This part-furnished property offers spacious accommodation, ideal for couples or working professionals. Internally, it features an entrance hall, a modern fitted kitchen with a range of integrated and freestanding appliances, open-plan to a living/dining area that leads to an outside balcony boasting River and City views. The apartment also includes two generously sized bedrooms serviced by a contemporary three-piece bathroom suite. With its prime location near shops, eateries, Nottingham Trent University, and Nottingham Train Station, this apartment offers both convenience and style promising an exceptional urban lifestyle. This property is available for occupancy early February and a viewing is highly advisable so you don't miss out on this great opportunity.

\*PLEASE NOTE THIS PROPERTY IS PART-FURNISHED WITH SOME FURNISHINGS NEGOTIABLE\*



- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living/Dining Area
- Three Piece Bathroom Suite
- Available Furnished Or Un-Furnished
- Balcony With River Views
- Sought After Location
- 360 Virtual Tour



## ACCOMMODATION

### Entrance Hall

3'3" min x 29'8" max (1.00m min x 9.06m max)

The entrance hall has wood effect laminate flooring, radiator, loft hatch and a single door providing access into the accommodation



### Kitchen/Living Area

18'5" approx x 16'11" (5.63m approx x 5.18m)

The kitchen has parquet effect flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, a freestanding washing machine, an integrated oven with gas hobs, integrated dishwasher, stainless steel splashback with an over hood extractor fan, space for a freestanding fridge/freezer, radiator, UPVC double glazed window and is open plan to the living area

The living area has wood effect laminate flooring, wall mounted intercom, space for a dining table and chairs, radiator and a range of UPVC double glazed windows



### Master Bedroom

15'9" x 8'1" (4.81m x 2.48m)

The main bedroom has carpeted flooring, double bed with mattress, freestanding triple wardrobe, radiator and a UPVC double glazed window



### Bedroom Two

15'10" max x 6'4" (4.83m max x 1.95m)

The second bedroom has carpeted flooring, a single bed with mattress, radiator and a UPVC double glazed window



### Bathroom

5'7" x 8'3" (1.71m x 2.52m)

The bathroom has tiled flooring, fully tiled walls, recessed ceiling spotlights, wall mounted heated chrome towel rail, low level dual flush WC, pedestal washbasin with mixer taps, panelled bath with mixer taps and a wall mounted shower with a shower screen and an extractor fan

### Balcony

The balcony provides a seating area providing River views

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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