Robert Ellis

look no further. . .

Kingfisher Wharf
Nottingham
NG7 1GA

£180,000 - Leasehold

0115 922 0888

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A lovely two-bedroom, second floor, duplex apartment, within walking distance to Nottingham Centre.

Situated a short journey from Nottingham City Centre, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This modern apartment would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; open plan living, dining and kitchen area and bathroom and then rising to the top floor you have two double bedrooms.

Outside the property is a well-maintained communal garden with picnic benches for the resident's use. There is also the advantage of a garage and a dedicated parking area for the building.

With the benefit of no upward chain, this property is well worthy of an early internal viewing.

Communal Entrance
UPVC door through to the communal entrance hall, with stairs ahead up to the second floor.

Open Plan Kitchen Living Diner
22'6" x 17'10" (6.86 x 5.45)
Door through to the open plan living space, carpet flooring, electric storage heater and UPVC sliding door to the balcony.

Kitchen- fitted with a range of wall and base units with work surfacing over and tiled splashbacks, with breakfast bar, sink with drainer and mixer tap, inset electric oven, hob, and microwave. Space and fittings for freestanding appliances to include fridge freezer and washing machine, tiled flooring and UPVC double glazed window to the front aspect.

First Floor Landing
Access to the loft hatch and cupboard housing the water tank.

Bedroom One
19'2" x 10'0" (5.85 x 3.05)
A carpeted double bedroom, with electric heater, fitted wardrobes and two Velux windows.

Bedroom Two
15'5" x 7'10" (4.72 x 2.39)
A carpeted double bedroom, with electric heater, fitted wardrobes and Velux window.

Bathroom
7'0" x 6'6" (2.14 x 2.00)
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric shower above, part tiled walls, heated towel rail and window to the side aspect.

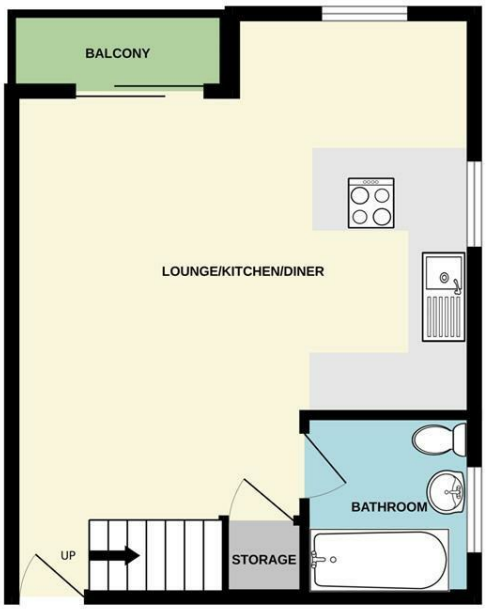
Outside
Balcony from the living space with space for a small table and chairs, an allocated garage and parking area. The building also has well maintained communal gardens with picnic benches for the resident's use.

Material Information:
Leasehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Electric Heaters
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

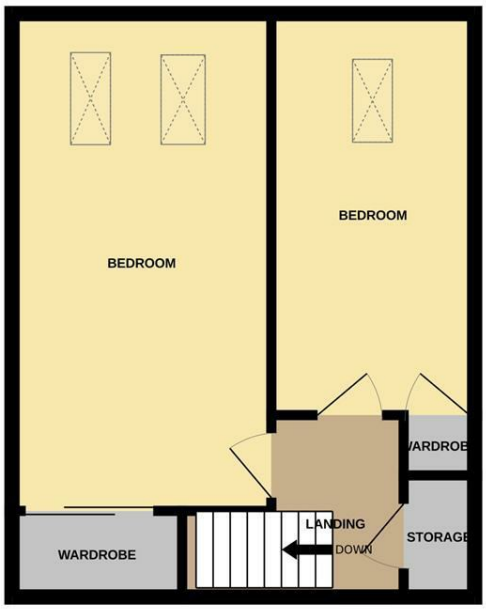
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

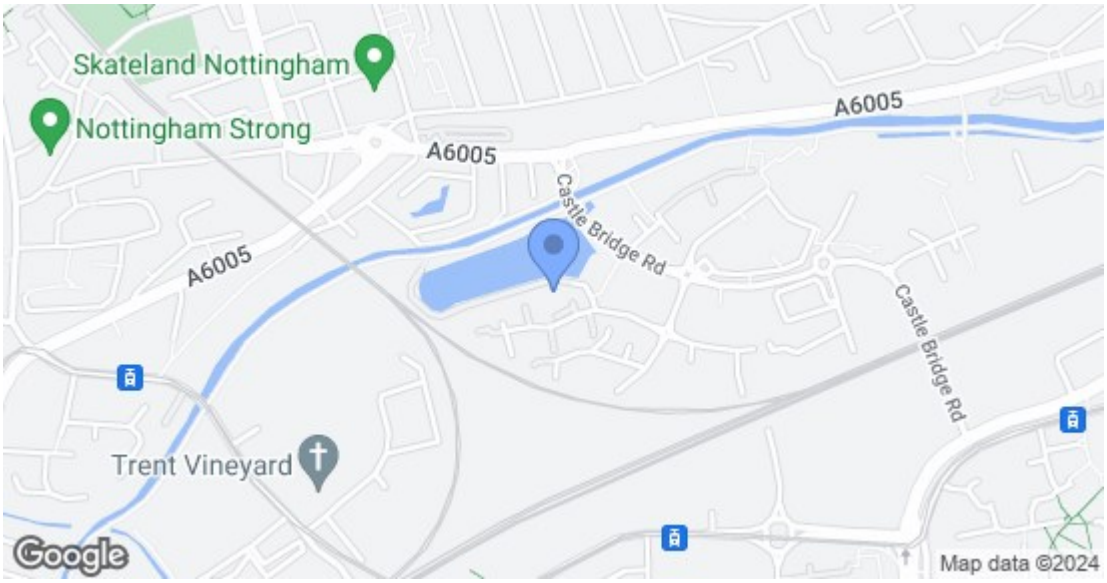
Robert Ellis
ESTATE AGENTS

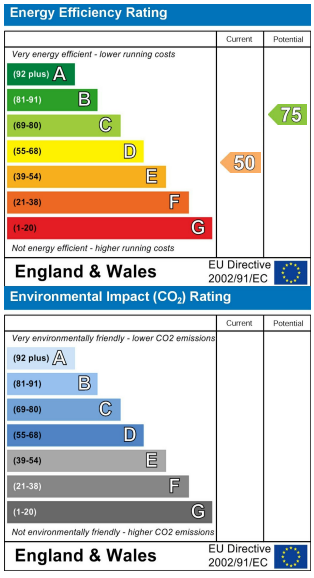
GROUND FLOOR



1ST FLOOR







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