Robert Ellis

look no further...

Plover Wharf,
The Moorings, Nottingham
NG7 1TL

£180,000 Leasehold

0115 922 0888

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A delightful two-bedroom, first floor duplex apartment in a convenient residential area.

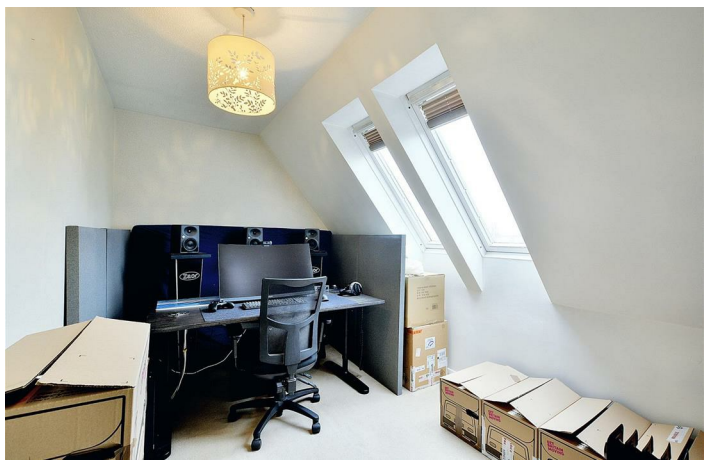
Situated within a popular, sought after location, you have Nottingham City Centre amenities right on your doorstep, this includes shops, restaurants, bars and healthcare facilities. There is also the advantage of Nottingham University and the Queens Medical Centre within walking distance and the benefit of both tram and bus transport links close by.

This fantastic 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; An entrance hall, Open plan living/dining kitchen space to the ground floor. Then rising to the first floor are two bedrooms and bathroom.

Outside the property has a balcony from the living room with space to sit out and well maintained lawned communal areas and private parking for residents.

With the benefit of UPVC double glazing throughout, this property is well worthy of an early internal viewing.



Communal Entrance Hall
Intercom entrance door from both the front and back of the building.

Entrance Hall
Door through to the entrance hall with laminate flooring, access to useful storage cupboards and electric storage heater.

Open Plan Living/Dining Kitchen
16'3" x 20'7" to 13'4" approx (4.96m x 6.28m to 4.08m approx)

Living/Dining Room
Laminate flooring with electric storage heater, two UPVC double glazed windows to the rear aspect and UPVC double glazed sliding door to the balcony.

Kitchen
A range of wall and base units with work surfacing over with breakfast bar and tiled splashbacks, 1½ bowl sink with mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine.

First Floor Landing
Access to the loft hatch and doors to:

Bedroom 1
16'3" x 11'2" approx (4.96m x 3.41m approx)
Carpeted room, electric heater and two UPVC double glazed windows to the side aspect.

Bedroom 2
8'2" x 13'6" approx (2.49m x 4.14m approx)
Carpeted room, electric heater and two UPVC double glazed windows to the side aspect.

Bathroom
Incorporating a three-piece suite comprising low flush w.c., pedestal wash hand basin and bath with electric power shower above and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside
Outside the property has a balcony from the living room with space to sit out and well maintained lawned communal areas and private parking for residents.

Council Tax
Nottingham Council Band C

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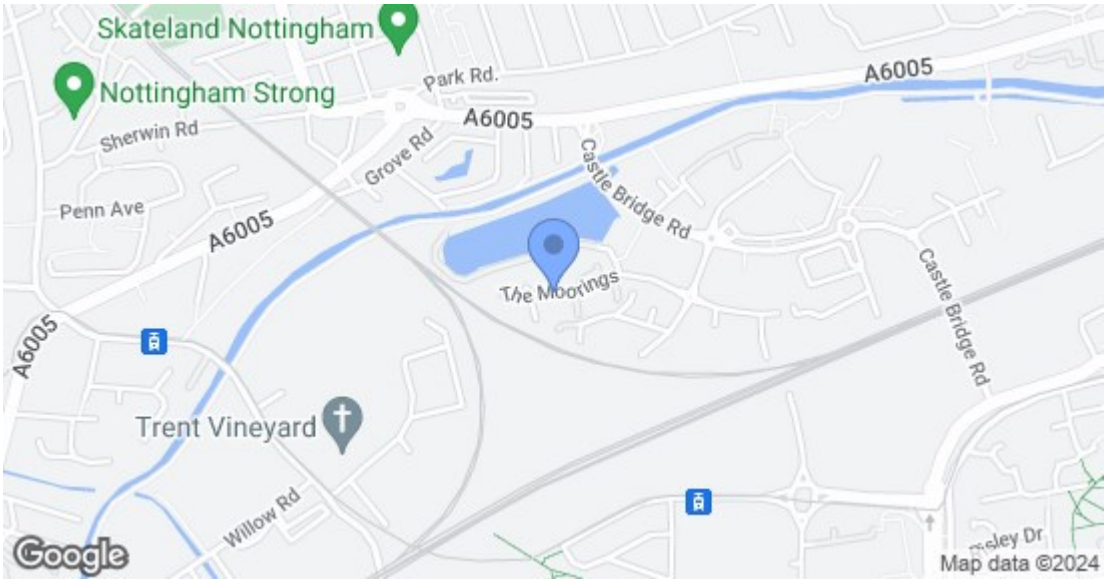
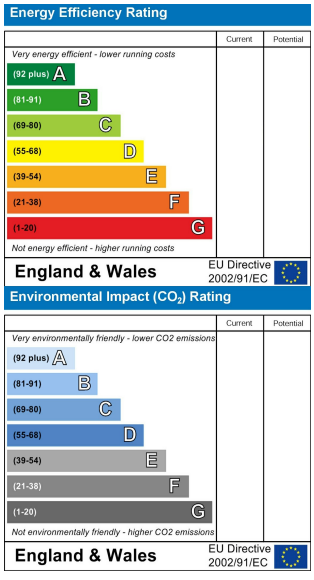
ESTATE AGENTS





These details 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.

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