

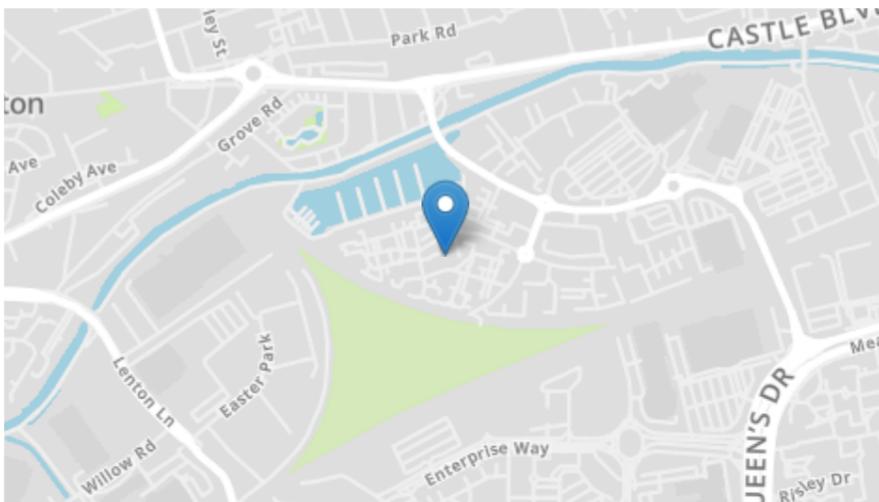
Teal Wharf, Nottingham, NG7 1GW

Guide Price £120,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</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>73</b>	<b>78</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 30070659

Our Seller says....

- Ground Floor Flat
- 2 Bedrooms
- Generous Lounge Diner
- Fitted Kitchen
- Communal Parking
- Ease of Access to Nottingham City Centre
- Cash Buyers Only
- No Upward Chain

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



\*\*\* GUIDE PRICE £120,000 - £130,000 \*\*\* \*\*\* CASH BUYERS ONLY \*\*\* LIFE BY THE WATER \*\*\* Located in the popular Castle Marina development, close to the retail park, marina and Nottingham city centre, the location makes this the perfect place to call home, whilst also making a fantastic investment opportunity as a buy to let with this two bedroom ground floor apartment. Features include a generous lounge/diner, communal parking, and a fitted kitchen. Brought to the market with no upward chain. Briefly comprising; communal entrance, entrance hallway, lounge/diner, kitchen, two bedrooms and bathroom. Outside, there are communal garden areas around the development along with allocated parking. Located close to both the retail park and marina, everything is on your doorstep, along with excellent access to Nottingham City Centre. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Hall

Entrance door to the side, cloakroom and doors to all rooms

### Lounge Diner

4.82m x 4.25m (15' 10" x 13' 11") UPVC double glazed window to the front and electric heater.

### Kitchen

2.71m x 2.34m (8' 11" x 7' 8") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink and drainer unit. Space for cooker and plumbing for washing machine. Electric heater. UPVC double glazed window to the side.



### Bedroom 1

4.23m x 2.8m (13' 11" x 9' 2") UPVC double glazed window to the rear and electric heater.

### Bedroom 2

2.97m x 2.57m (9' 9" x 8' 5") Sliding patio doors to the rear leading to the sun terrace, electric heater.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Extractor fan and electric heater.

### Outside

There is communal parking.

### Agents Note

The seller has provided us with the following information, the boiler is located in the boiler room.