



**Guide price £220,000**

**Apartment - Penthouse**

**Bedrooms: 1**

**Bathrooms: 1**

**Tenure: Leasehold**

GUIDE PRICE £220,000 - £240,000 WALTON & ALLEN are delighted to offer this SUPERB PENTHOUSE APARTMENT Located in the hugely sought after NOTTINGHAM ONE TOWER DEVELOPMENT With almost 360 degrees VIEWS OVER the CITY of NOTTINGHAM.

The property has accommodation briefly comprising OPEN PLAN LIVING ROOM with Juliet Balcony and views all across the Trent Valley. KITCHEN with INTEGRATED APPLIANCES and ISLAND BREAKFAST BAR. DOUBLE BEDROOM with FITTED WARDROBES. BATHROOM with THREE PIECE SUITE. Sizeable decked BALCONY with views North and East and with covered store area.

NOTTINGHAM ONE TOWER benefits from a CONCIERGE service and there is a large secure underground CAR PARK available to rent. The view from the PENTHOUSE covers everything from NOTTINGHAM CASTLE and WOLLATON HALL to the West, with a sweeping vista across the River Trent to the south and the Vale of Belvoir and Belvoir Castle to the East. The LARGE BALCONY offers outstanding outdoor space with its own views North and East. Viewing is essential and highly recommended to truly appreciate this superb property. Call to view!

#### Hall

Ceramic tiled flooring, storage cupboard with plumbing for a washing machine.

#### Living Room

23'9" x 13'4"

Superb open plan Living Room with Juliet Balcony and views South over the City. Ceramic tiled flooring, open to Kitchen Area.

#### Kitchen Area

Fitted with a matching range of wall and base units with integrated appliances including; Fridge/Freezer, slim line Dishwasher, eye level Stainless Steel electric oven and Microwave over. Island Breakfast Bar with Electric hob and Extractor over, glass splash back, ceramic tiled flooring.

#### Bedroom 1

11'1" x 11'6"

Double bedroom with Fitted wardrobes, patio door to the Balcony and window to the South.

#### Bathroom

Fitted with a three piece suite comprising: Bath with shower over, wash basin and hidden cistern W.C. Tiled splash backs, tiled flooring.

#### Balcony

14'7" x 9'9"

Large Decked balcony with views over the City incorporating a covered storage Area.

#### Views

The Apartment has extensive views from Nottingham Castle and Wollaton Hall to the West, South over West Bridgford and the River Trent to the South and The Vale of Belvoir and Belvoir Castle to the East. The Balcony overlooks the City Northward with views over the Lace Market and St Marys Church.

#### Nottingham One Tower

A much sought after and prestigious development on Canel Street at the Southern Edge of the City. Nottingham One is only minutes away from the heart of the City. There is a secure underground Car Park in which the owners current let a space.

#### Council Tax Band

Council Tax Band B

#### Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

#### Free Mortgage Advice

Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

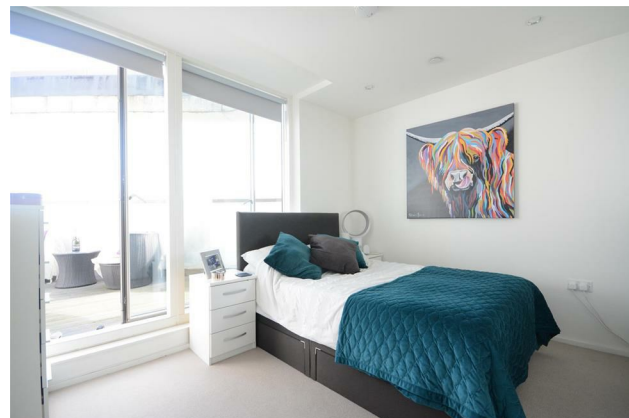
\*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. \*

#### Property to sell?

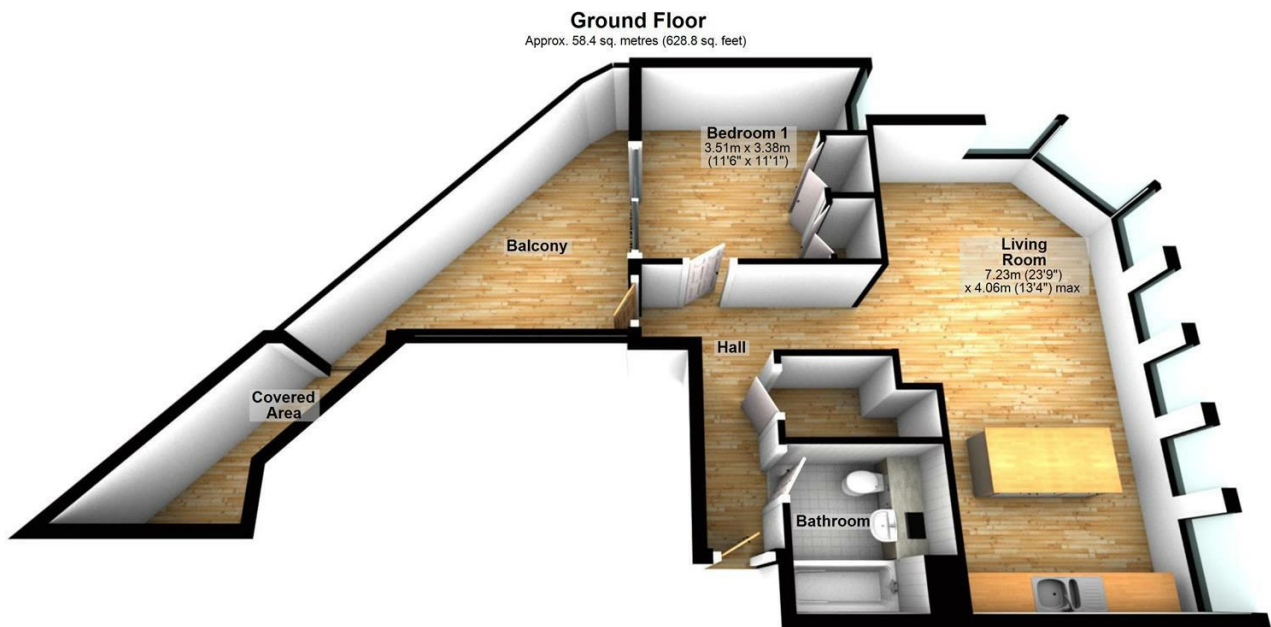
If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

#### Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.







Total area: approx. 58.4 sq. metres (628.8 sq. feet)

# Can you **save money** on your **mortgage**?

Potentially save thousands by visiting  
<http://bit.ly/waltonallenmortgages>

A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!