



Park Rock Castle Boulevard,  
Nottingham, NG7 1RU



# Park Rock Castle Boulevard, Nottingham, NG7 1RU

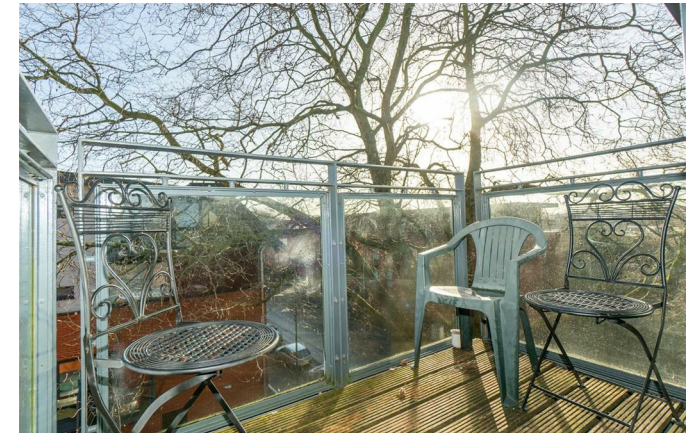
This top-floor duplex apartment has been finished and fitted to a high standard and provides neutrally decorated accommodation which includes an entrance hall, open plan living space incorporating a modern fitted kitchen area, two double bedrooms, and family bathroom.

Benefiting from electric heating, a intercom entry system and an allocated car parking space on site, the apartment also enjoys a balcony.

Situated close to Nottingham City Centre, the Queens Medical Centre and numerous university sites, the property will make an ideal investment purchase, and currently let at £900 per calendar month. The lease is 999 years from 16th March 2002.

Viewing is highly recommended.

Guide Price £205,000







## GROUND FLOOR ACCOMMODATION

### Entrance Door

With intercom, giving access to the:-

### Entrance Hall

Stairs rising to the first floor, two storage cupboards, ceiling spotlights, doors giving access to two bedrooms and the family bathroom.

### Family Bathroom

Fully tiled and fitted with a three piece suite comprising a panelled bath with shower and glazed screen over, a wall mounted wash hand basin and a low level flush w/c.

Heated towel rail, ceiling spotlights.

### Bedroom One

UPVC double glazed window to the rear elevation, built-in fitted wardrobes, ceiling light point, electric storage heater.

### Bedroom Two

UPVC double glazed window to the side elevation, ceiling light point, electric storage heater.

## FIRST FLOOR ACCOMMODATION

### Open Plan Living Area

KITCHEN AREA:- Fitted with a range of contemporary wall, drawer and base units with roll edge work surfaces over, inset sink and drainer with mixer tap, integrated dishwasher, built-in single electric oven and microwave, built-in electric hob with extractor fan over, integrated fridge and freezer. Ceiling spotlights. Door open to the fire escape.

DINING AREA:- Space for a table and chairs, ceiling spotlights.

LIVING AREA:- Double glazed door with floor to ceiling windows, leading out to a balcony.

### Council Tax Band

We understand the Council Tax band for this property is C. Nottingham City Council.

### Referral Arrangement Note

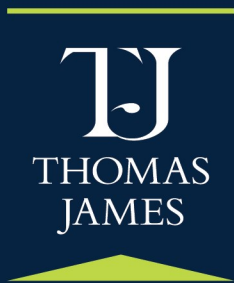
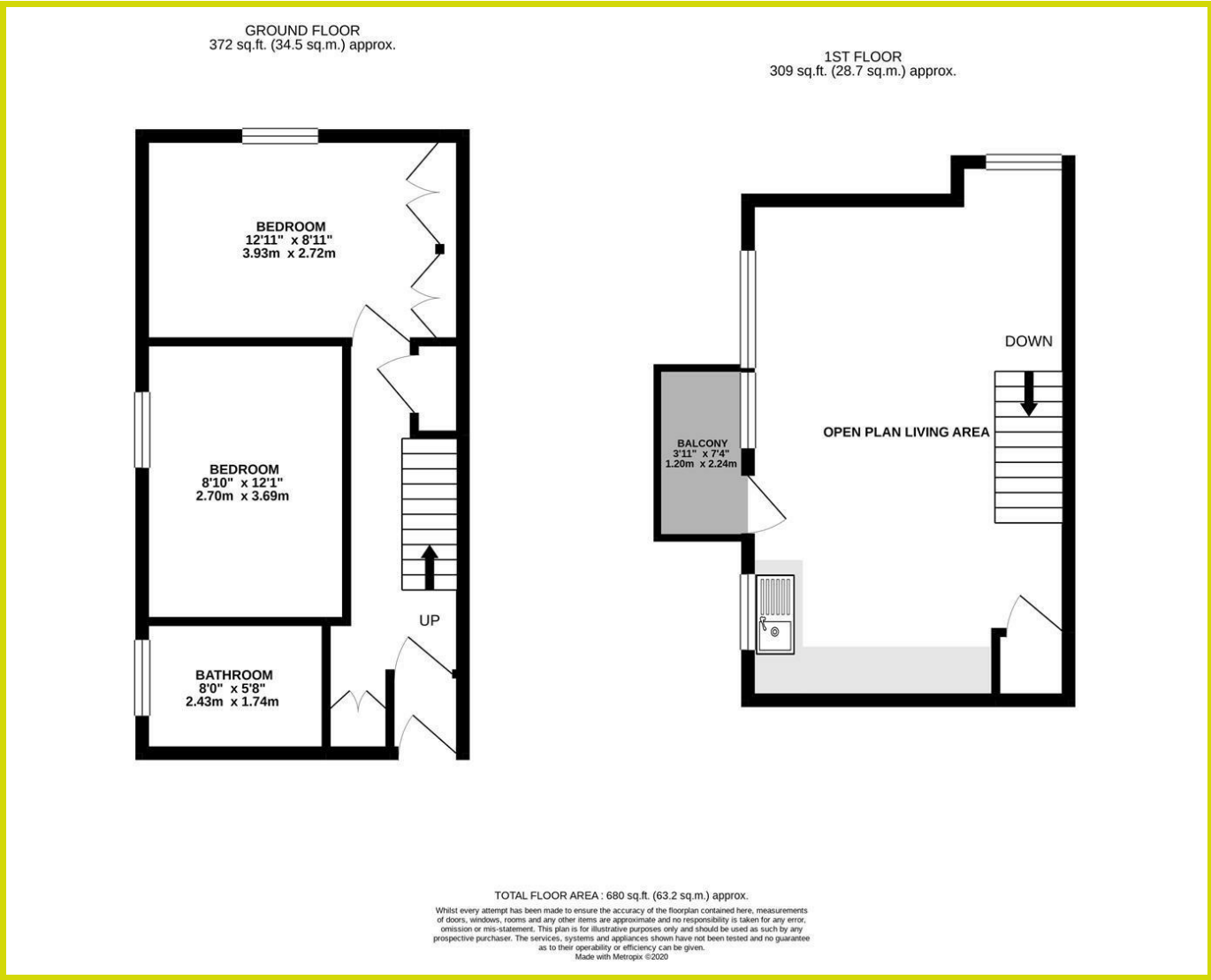
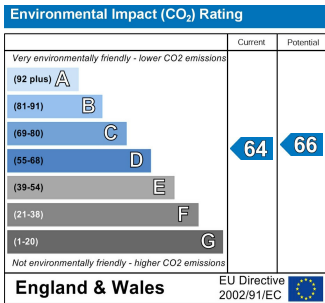
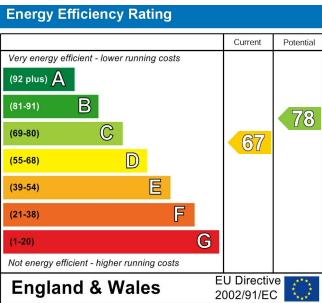
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents  
20 High Street, Ruddington,  
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660  
Email: ruddington@tjea.com  
Web: www.tjea.com

Selected as the Best  
Independent Agent by the  
Relocation Agent Network



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.