



Park Rock Castle Boulevard,
Nottingham, NG7 1RU



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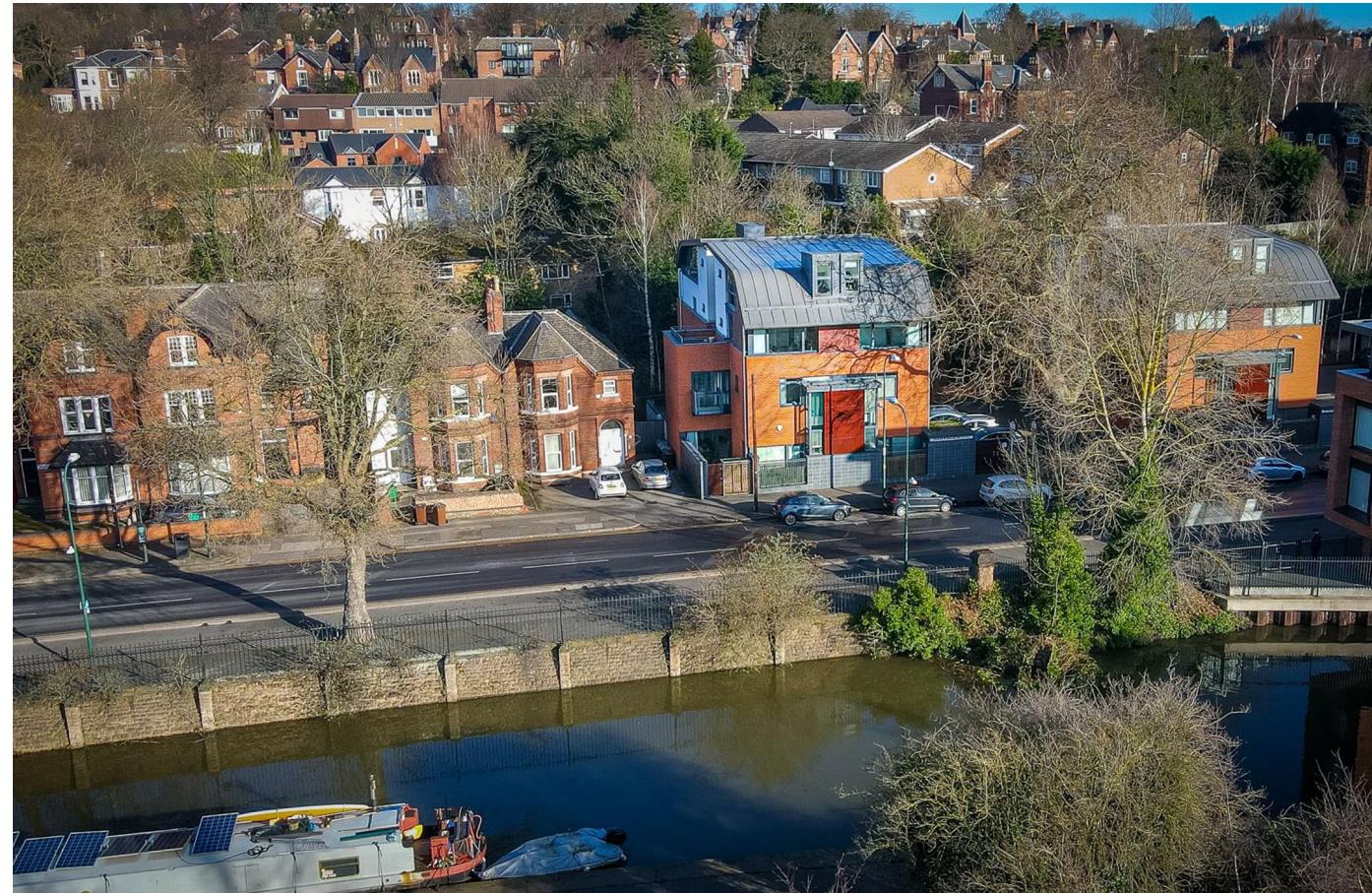
This top-floor duplex apartment has been finished and fitted to a high standard and provides neutrally decorated accommodation which includes an entrance hall, open plan living space incorporating a modern fitted kitchen area, two double bedrooms, and family bathroom.

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

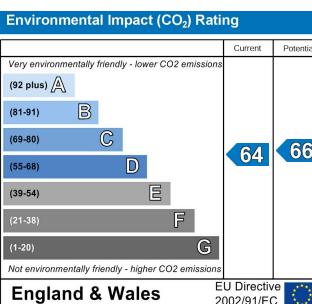
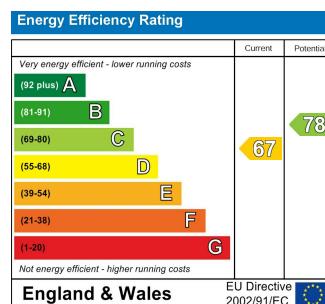
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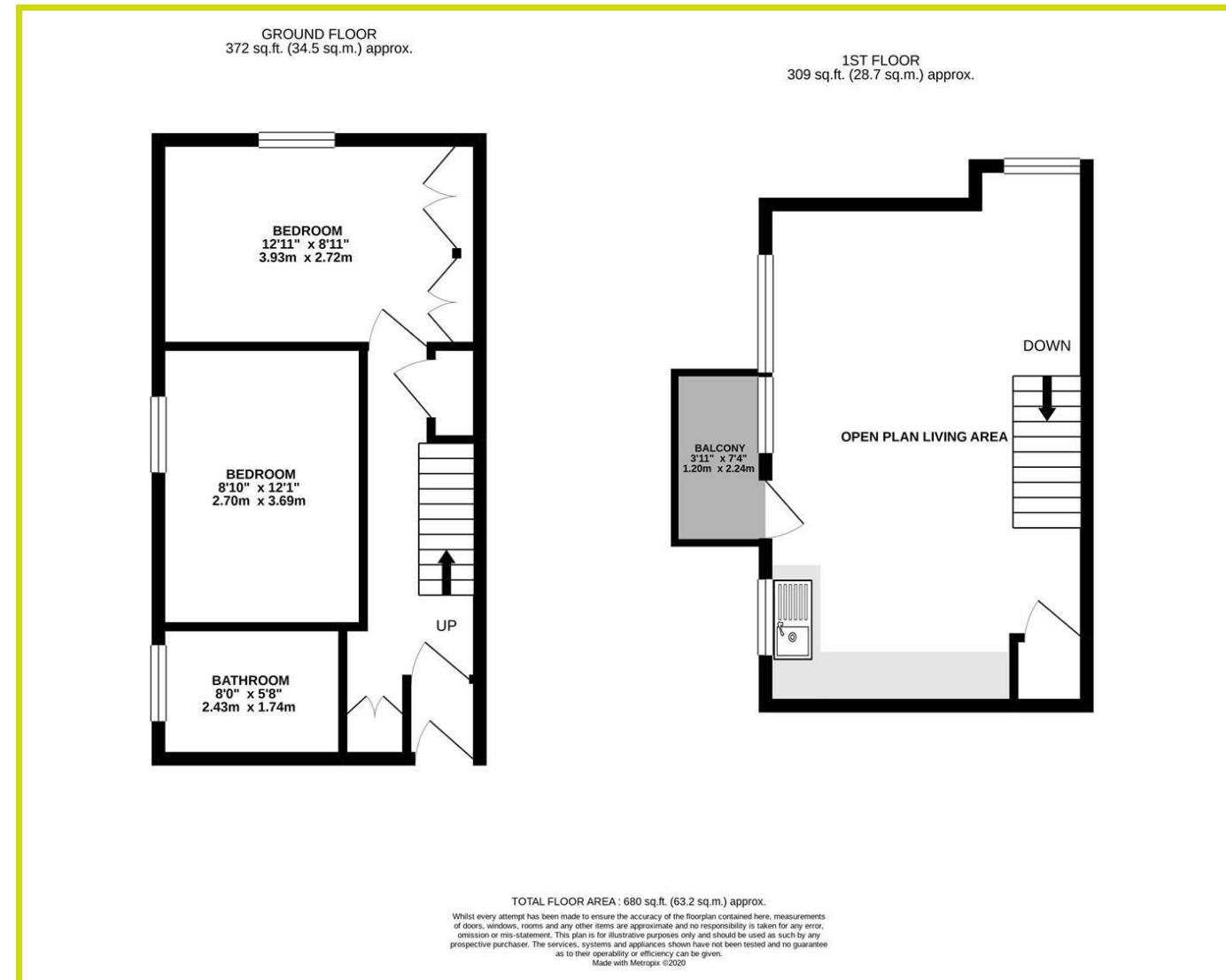
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