



TATTERSHALLS

Teal Wharf, Nottingham

£180,000



TATTERSHALLS  
NOTTINGHAM





## Teal Wharf

Nottingham, Nottingham

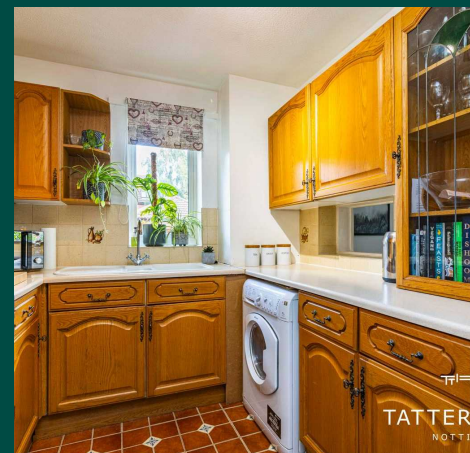
Tattershalls are delighted to present this charming two-bedroom ground-floor apartment, perfectly situated for convenient access to a nearby retail park, Nottingham City Centre, and the Queens Medical Centre.

This well-maintained apartment features electric heating throughout and offers a welcoming entrance hallway leading to a spacious lounge with a dining area. The kitchen is equipped with a range of wall and base units, providing ample storage space, and is ready to accommodate a cooker and washing machine.

The property includes two comfortable bedrooms, with the second bedroom offering direct access to a private balcony that overlooks the serene communal gardens. The bathroom is tastefully fitted with a three-piece suite, including a shower over the bath, a wash hand basin, and a low-level WC.

Externally, the property benefits from a garage and communal parking, with easy access to major commuter routes.

This apartment presents a fantastic opportunity for investors, and early viewing is highly recommended.





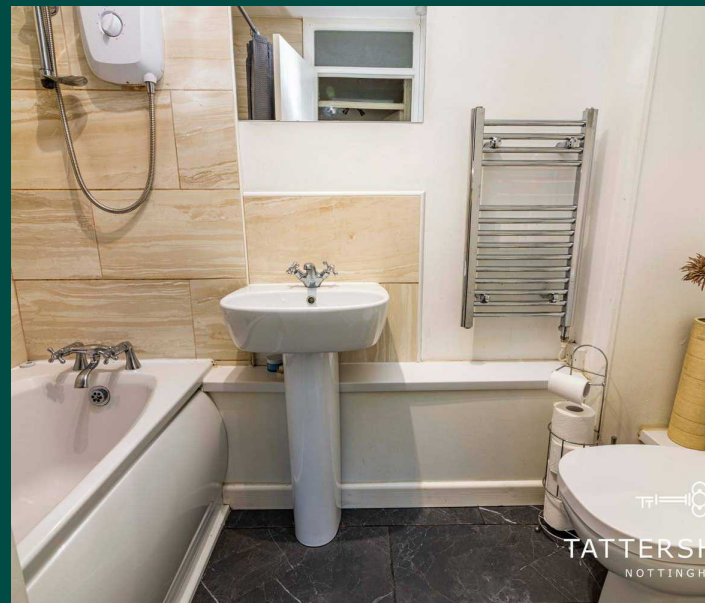


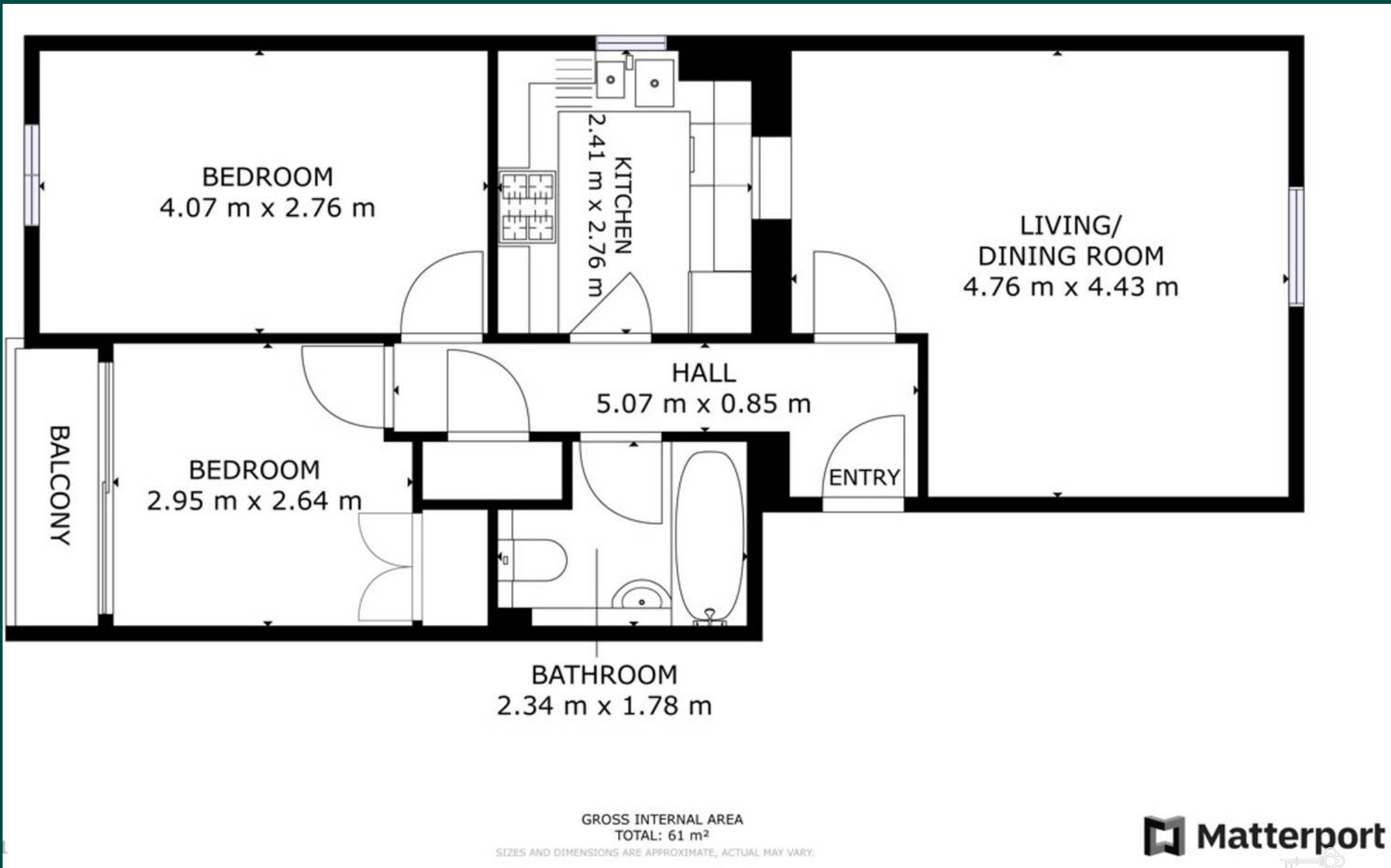
We have been advised by the vendor of the following:  
 Approx. 160 Years left on the lease  
 Service Charge £113.64 per annum

**DISCLAIMER** These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

#### Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Tattershalls require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Tattershalls removing a property from the market and instructing solicitors for your purchase.









# Tattershalls

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