

TATTERSHALLS

1 Flamingo Court, Nottingham  
£160,000

 **Comfort**  
Estates





# 1 Flamingo Court

Nottingham, Nottingham

Presenting this well maintained two bedroom GROUND FLOOR APARTMENT in Castle Marina, close to a near by retail park with many amenities and offering easy access to many transport links. NO CHAIN!

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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Ground floor apartment
- Off road parking
- Balcony overlooking communal gardens
- Ideal investment opportunity
- Intercom access
- Great location
- Walking distance to Local transport links & amenities



You can include any text here. The text can be modified upon generating your brochure.







## Overview

Comfort Estates are delighted to present this two-bedroom apartment in the highly desirable Castle Marina area. Located on the ground floor of Flamingo Court, this charming residence boasts lovely views of the scenic communal gardens. The apartment features two well-sized bedrooms, one with a private balcony overlooking the gardens. It also includes a spacious lounge/dining area, kitchen with built-in appliances, and a three-piece bathroom suite. The property offers convenient communal parking at the front. Castle Marina is renowned for its picturesque canal views and convenient amenities, including a large Sainsbury's, Lidl, and Pure Gym, all within easy walking distance. Additionally, local bus and tram routes are readily accessible. Viewing highly recommended. We have been advised by the vendor of the following: Approx. 164 Years left on the lease Service Charge £900 per annum Ground Rent £1 Council Tax Band C

## Living/Dining Room

A good-sized living room with wood effect laminate flooring and window to the front elevation.

## Kitchen

Fitted with a range of base and wall mounted units with inset stainless steel one and a half sink and drainer and integrated oven and hob with extractor fan over. Space and plumbing for washing machine, space for fridge-freezer and tiling to splashback and preparation areas.

## Bedroom 1

A well-proportioned double bedroom with built-in wardrobes and overhead storage. Window to the rear elevation.

## Bedroom 2

Another double bedroom with built-in wardrobes and sliding doors to the rear.

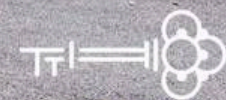
## Bathroom

This tiled bathroom has a three piece suite comprising low level wc, pedestal wash hand basin and panel



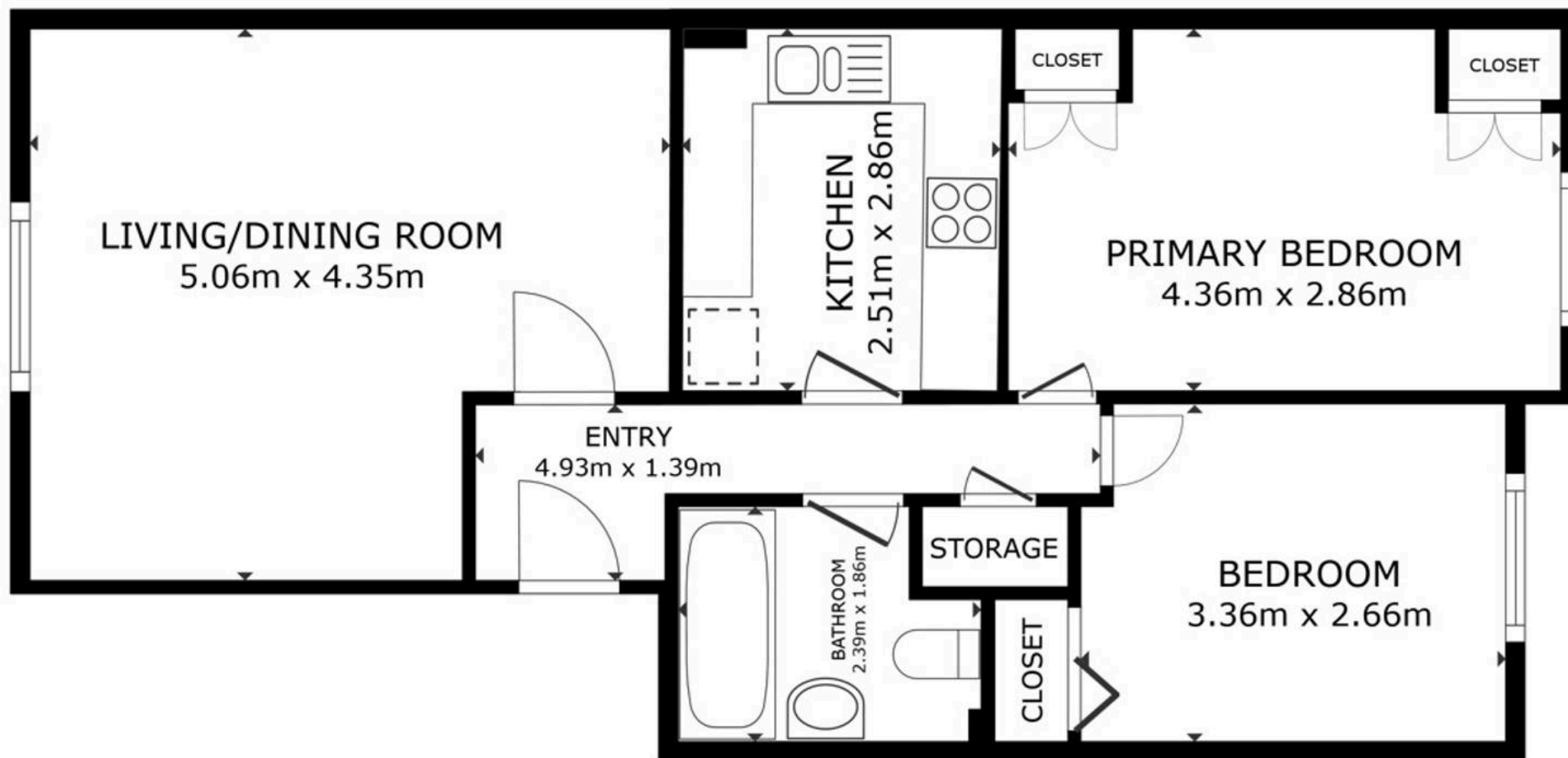






TATTERSHALLS  
NOTTINGHAM



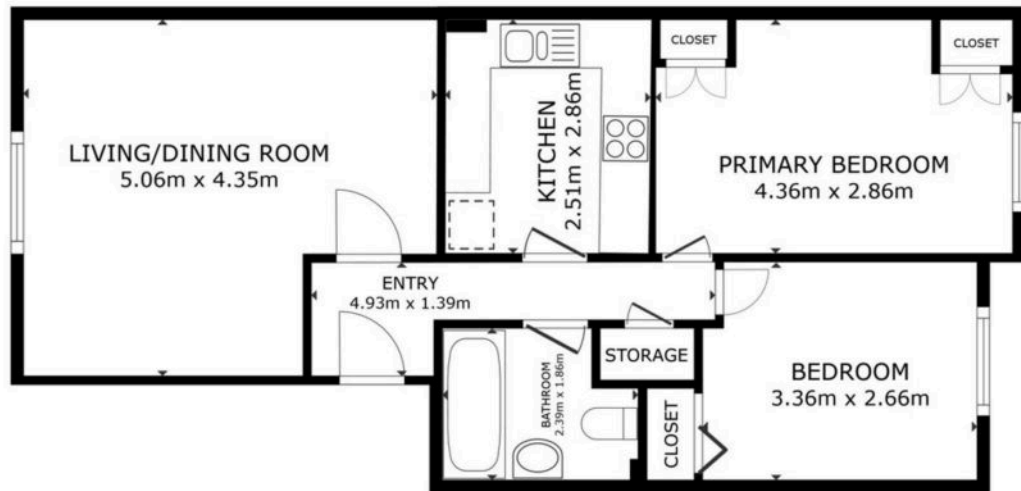


FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 60.2 m<sup>2</sup>  
TOTAL : 60.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

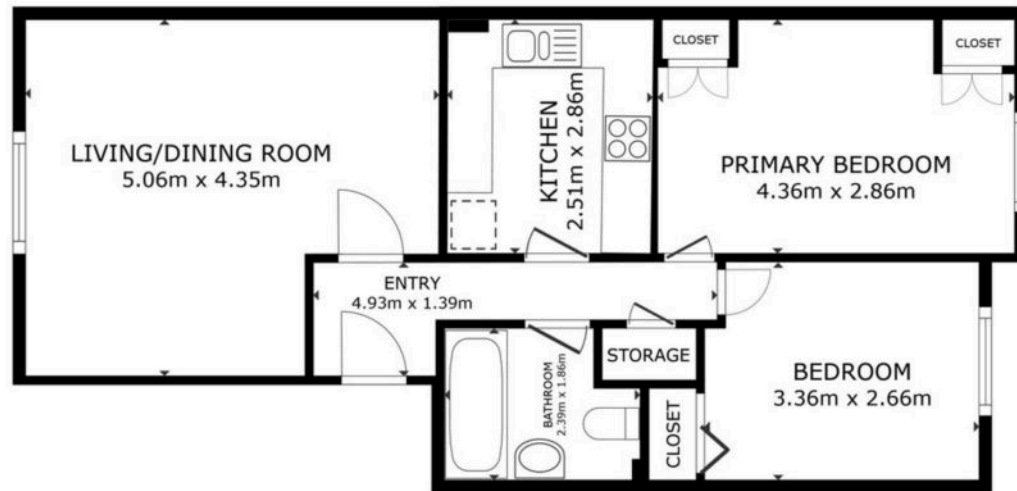




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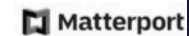
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