

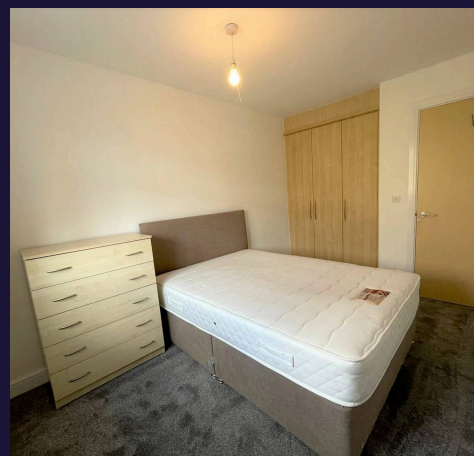


**Marine House The Quays Castle Quay Close, Nottingham**  
£164,500





Presenting this canal-facing apartment with two Juliette balconies to both living room and bedroom. This two-bedroom apartment is located in the highly popular area of Castle Marina. The private, gated complex offers bright and spacious accommodation with two Juliette balconies overlooking the canal. A brilliant opportunity for both first-time buyers and buy to let investors to secure a well-proportioned apartment within close proximity to the city centre and Nottingham train station. The apartment briefly comprises an open-plan kitchen/living room with sliding doors facing the canal. Two double bedrooms, one with a Juliette balcony offering more fantastic views. A modern bathroom with a three-piece suite and secure carpark with allocated parking space. No upward chain - Call now to arrange a viewing! We have been advised by the vendor of the following: Leasehold property with 104 years remaining Service Charge: £1467.30 per annum Ground Rent: £150 per year







- Two Double Bedrooms
- Views Over Canal
- Popular Location
- Juliette Balconies
- No Upward Chain
- First Time Buyers
- Allocated Secure Parking
- Gated Complex

#### **Entrance Hall**

15' 3" x 6' 10" (4.65m x 2.08m)

Inviting entrance hall with laminate flooring.

#### **Kitchen**

22' 4" x 14' 10" (6.80m x 4.53m)

Kitchen lined with wall and base units with worktops over, laminate flooring, and integral appliances.

#### **Kitchen/Lounge/Diner**

22' 4" x 14' 10" (6.80m x 4.53m)

Open plan with kitchen. A bright and spacious living space with carpeted flooring and access to the Juliet balcony overlooking the canal.

#### **Bedroom 1**

Double bedroom with carpeted flooring and fitted wardrobes.

#### **Bedroom 2**

12' 0" x 8' 2" (3.66m x 2.48m)

Bedroom with carpeted flooring, window to rear and Juliette balcony overlooking the canal.

#### **Bathroom**

6' 2" x 7' 7" (1.89m x 2.31m)

Bathroom with heated towel rail and three-piece suite comprising panel bath with shower over, wash basin, and W.C

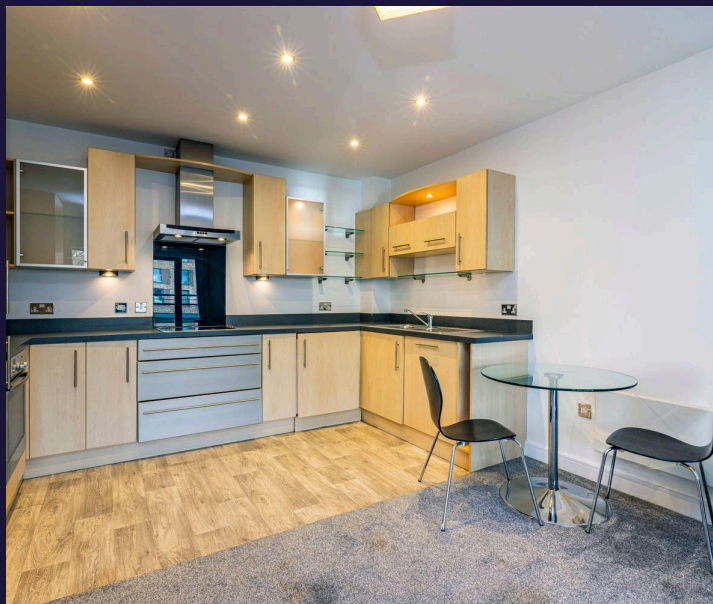
#### **Outside**

Well-kept grounds with direct access to the canal, and mature gardens with relaxing views to enjoy.

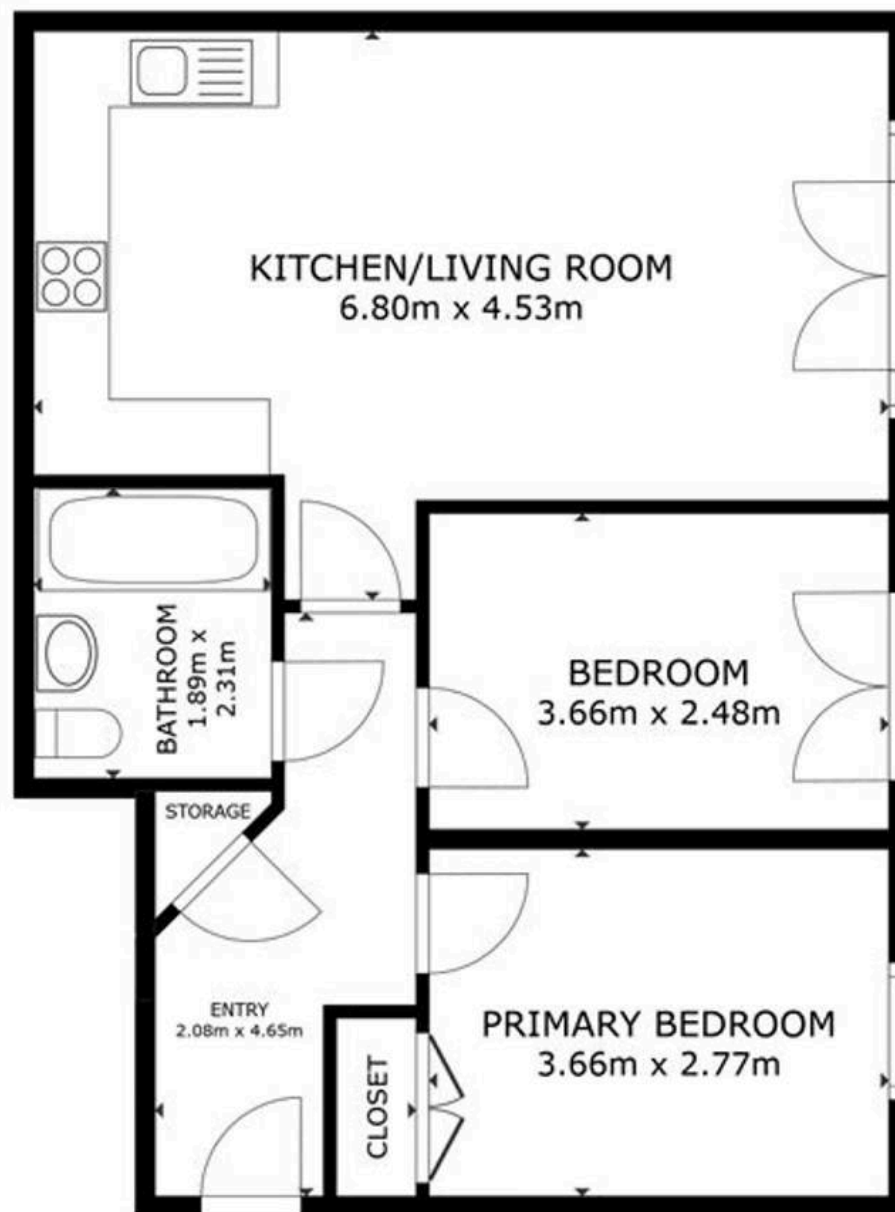




- Additional Property Details;
- Council Tax Band: C
  - Tenure: Leasehold
  - Lease Expiry: 01/10/2129
  - Ground Rent: £150.00 per year
  - Service Charge: £1,467.30 per year



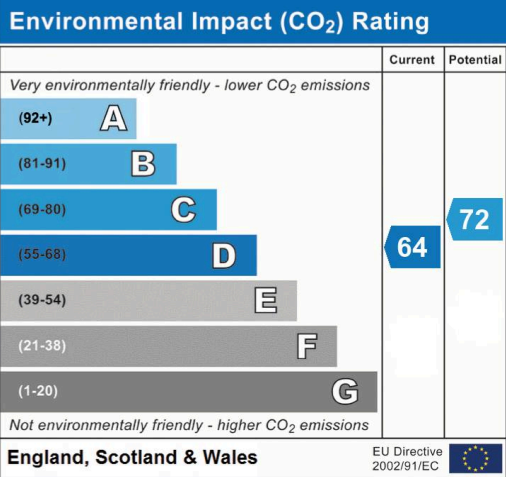
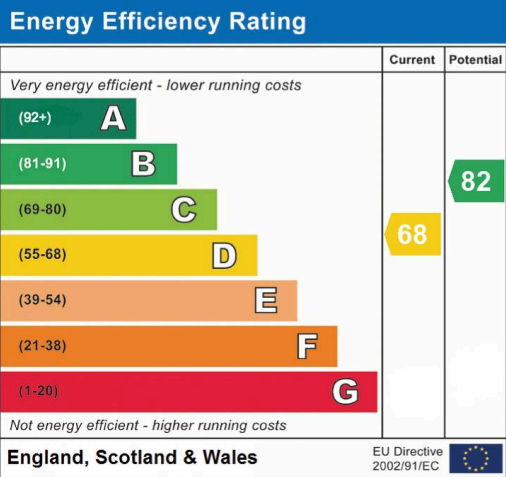




GROSS INTERNAL AREA  
FLOOR PLAN 1 59.8 m<sup>2</sup>  
TOTAL : 59.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









# Comfort Estates

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