

TATTERSHALLS

The Ropewalk, Nottingham

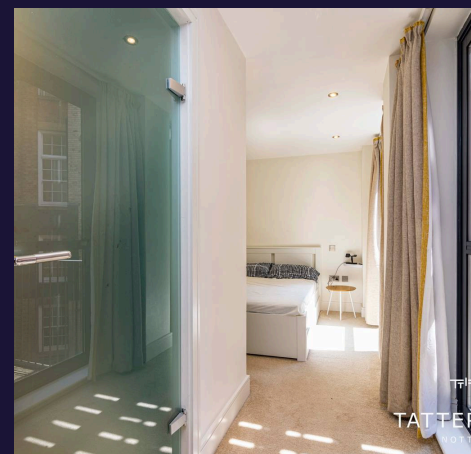
Guide Price £200,000

 **Comfort**
Estates



This modern two-bedroom ground floor apartment is located in the desirable Ropewalk area of Nottingham. The property features an open-plan living area with a contemporary kitchen, including an oven, washing machine, fridge, and dishwasher. The dining area has ample space for a table, and the lounge opens to a balcony, perfect for morning coffee. The apartment offers two double bedrooms, with the master including an en-suite shower room and a balcony. Both bedrooms come with integrated wardrobes. The main bathroom includes a shower over the bath, tiled walls, and a low-level WC. Additional benefits include allocated parking and double glazing. The property is tastefully decorated and within walking distance to the city centre and transport links. Currently tenanted until 31st March 2025 at £1150/month. Vendor comments: Quiet, central location, spacious for two sharers, and covered parking avoids frost!

- Ground Floor Apartment
- Two Double Bedrooms
- Two Balconies
- Open Plan Living
- En-Suite To Master Bedroom
- Modern Throughout
- Secure Entry System
- Walking Distance To The City Centre
- One Allocated Parking Space
- Sought After Location





Kitchen

11' 1" x 10' 10" (3.39m x 3.29m)

Open-plan living area with a modern kitchen, including an oven, washing machine, fridge, and dishwasher. The dining space has ample room for a table, and there is a balcony off the lounge area, perfect for enjoying your morning coffee.

Dining Room

10' 10" x 8' 1" (3.29m x 2.46m)

Spacious open plan dining room with wooden floors and fitted units to the wall.

Living Room

11' 9" x 11' 1" (3.59m x 3.39m)

Spacious living room with wooden floors and access to the balcony.

Master Bedroom

10' 2" x 19' 5" (3.11m x 5.91m)

Master bedroom with built in wardrobes, carpet flooring, large window and access to private balcony.

En-suite

7' 2" x 5' 11" (2.18m x 1.80m)

En-suite bathroom with shower cubical, wash hand basin and WC. Tiled floor and large mirror creating a bright airy space.

Bedroom

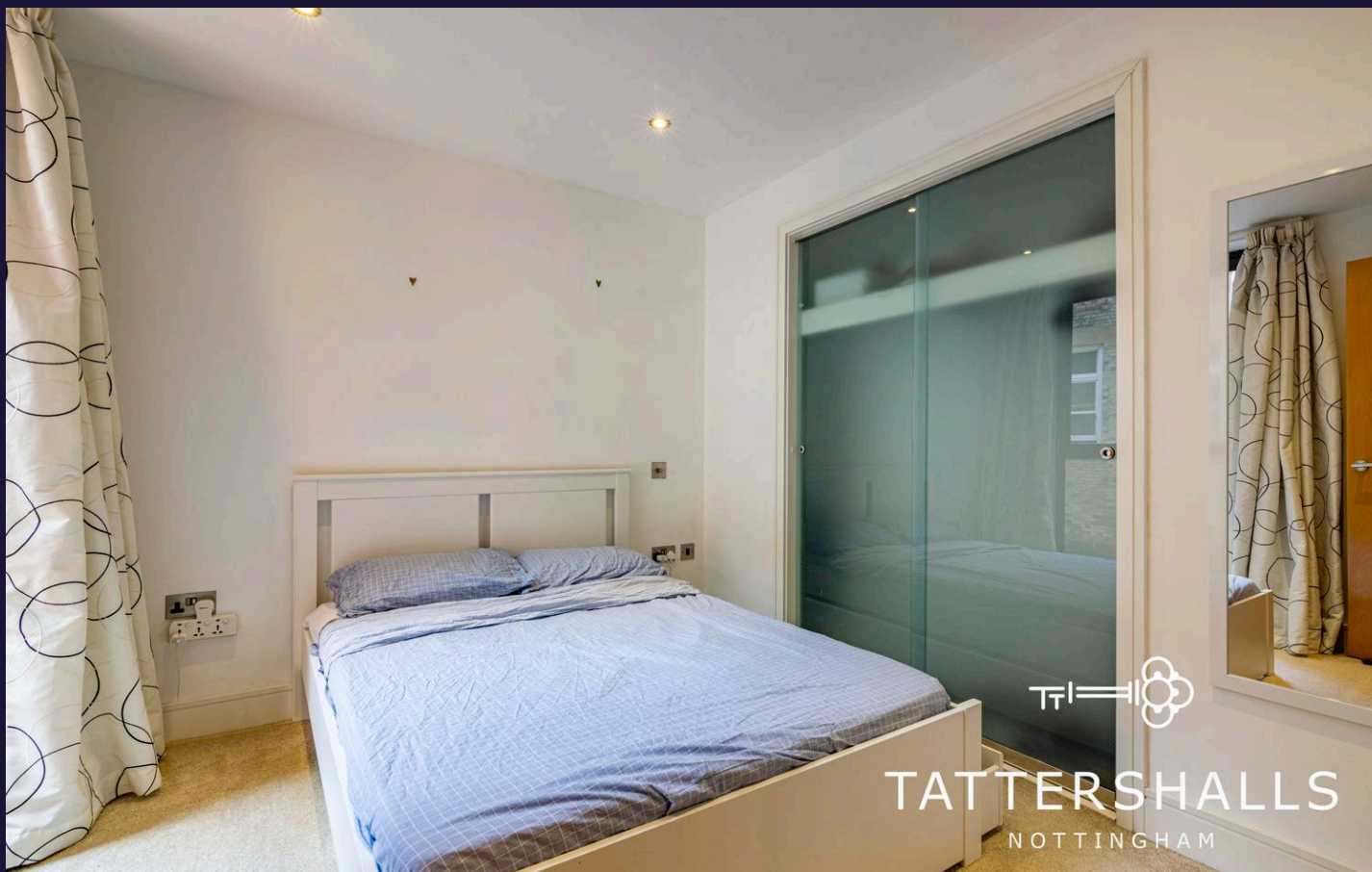
9' 1" x 9' 7" (2.78m x 2.91m)

Double bedroom with built in wardrobes and large window overlooking the private balcony from the master bedroom.

Main Bathroom

6' 4" x 5' 11" (1.94m x 1.80m)

Modern bathroom with large mirror, tiled floor and walls with shower over the bath, WC and wash hand basin.



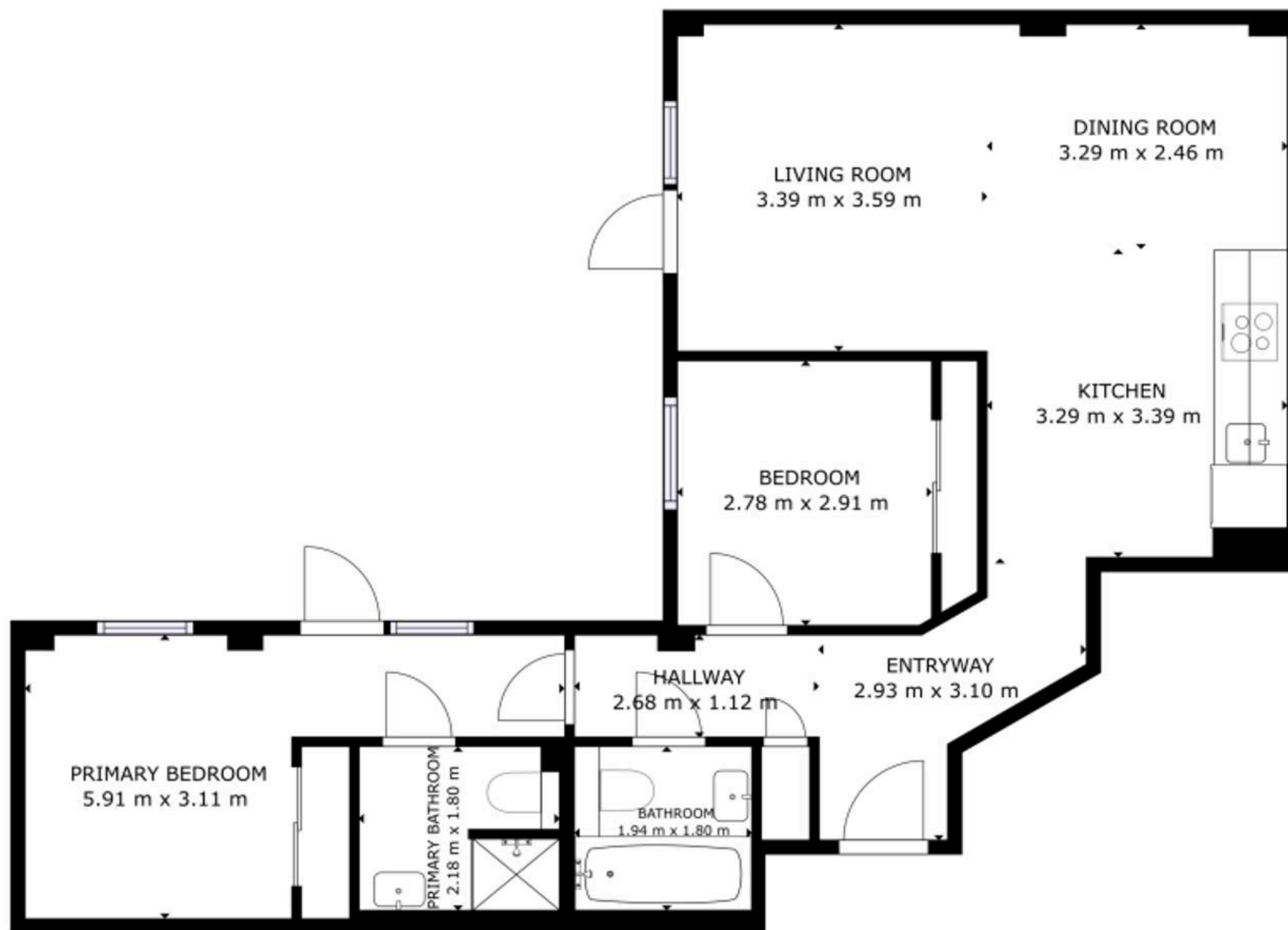
Additional Property Details;

- Council Tax Band: D
- Tenure: Leasehold
- Lease Expiry: 19/08/3004
- Ground Rent: £250.00 per year
- Service Charge: £2,166.00 per year



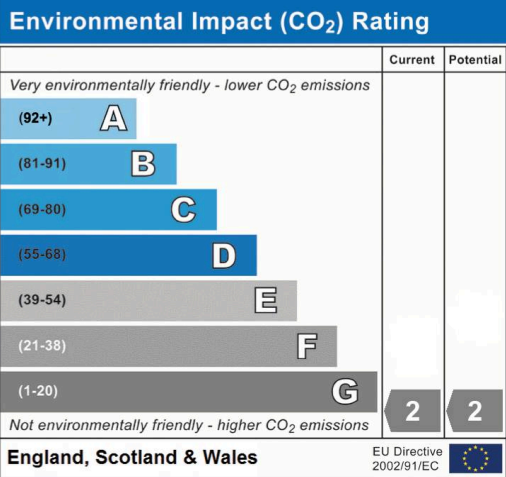
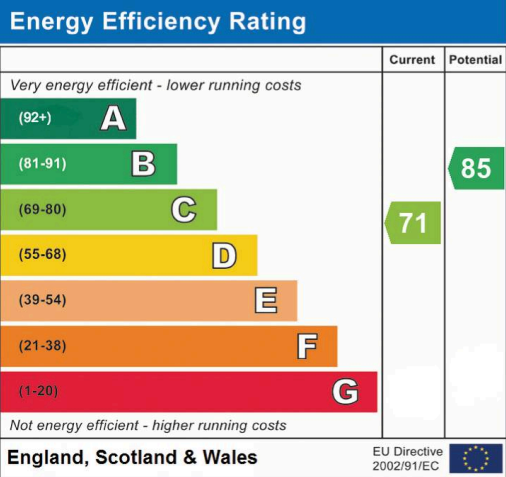


TATTERSHALLS
NOTTINGHAM



GROSS INTERNAL AREA
FLOOR 1: 73.58 m²
TOTAL: 73.58 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Comfort Estates

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