



## Park Wharf, Nottingham

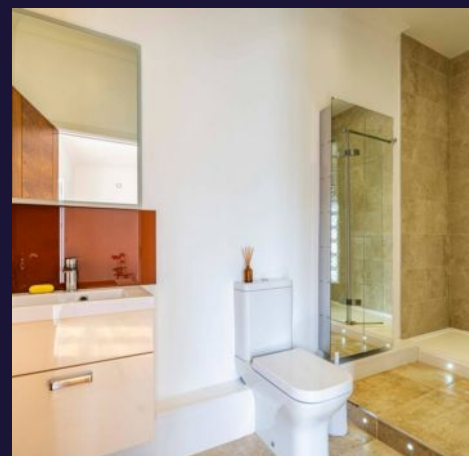
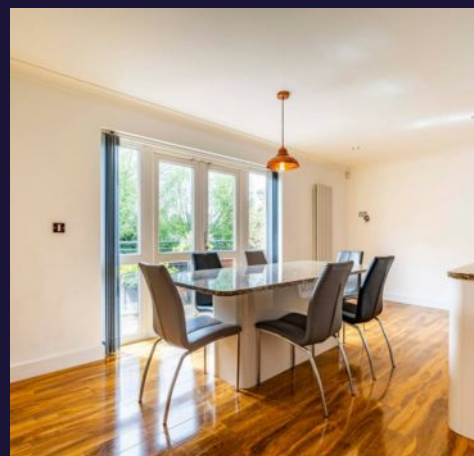
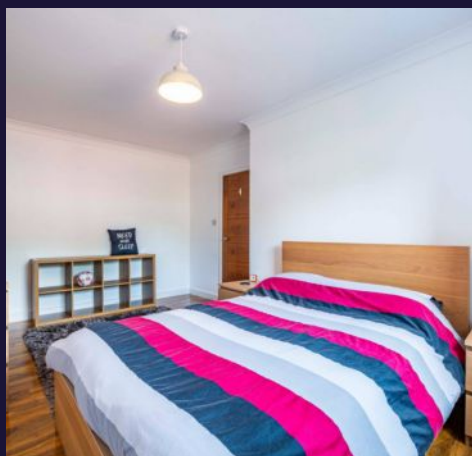
Guide Price £350,000

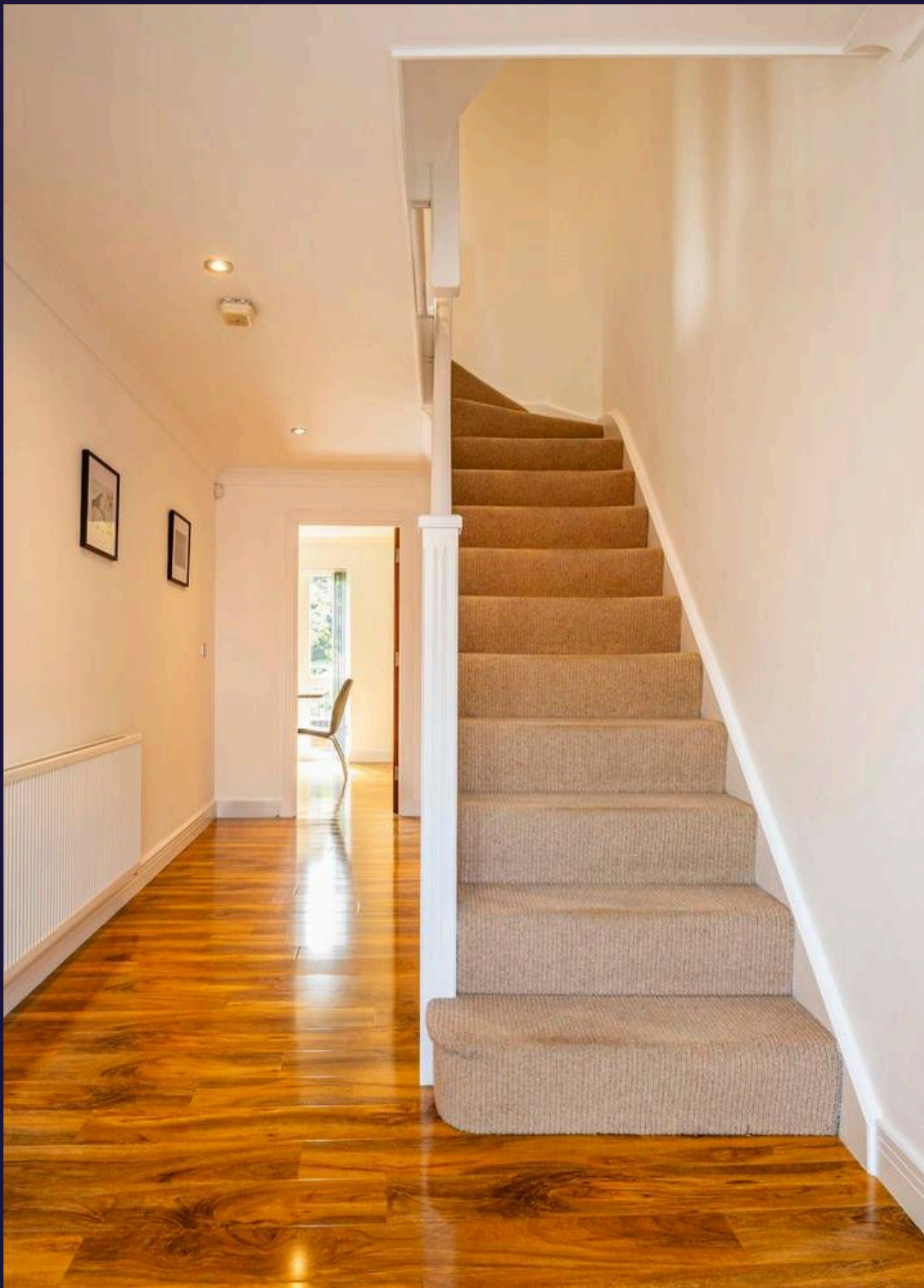




A luxurious 4-bedroom terraced house, within a gated complex offering canal side living. This is the epitome of elegant city living. A stylish interior spread over three storeys. A stunning kitchen diner, huge master bedroom with en-suite providing both comfort and luxury. You'll be treated to a glimpse of the Castle to the front, canal views to the rear - every moment is picture-perfect. All this just a stone's throw away from Nottingham City Centre. 2 balconies on the upper floors and a ground floor terrace, where morning coffees and evening sunsets take on a whole new level. This outdoor oasis is the ideal spot for all. Picture yourself with a morning cup of coffee while overlooking the water, or glass of wine under the stars - the possibilities are endless. Carefully designed for your comfort and pleasure, this house offers not just a home but a lifestyle. Don't miss out on this rare chance to embrace canal-side living in style. Truly, a unique blend of luxury and convenience.

- Luxurious Townhouse
- Canal Side Living Within Gated Complex
- x2 South Facing Balconies Plus Ground Floor Terrace
- Integral Garage
- Huge Master With Stunning En-suite Shower
- Peaceful Location Just a Stones Throw To Nottingham City Centre
- Modernised Family Home Over Three Storeys
- Views To Nottingham Castle To The Front And Canal Views To The Rear





### **Entrance Hall**

Inviting entrance hall with wooden effect flooring and access to kitchen, garage and first floor.

### **Kitchen/Diner**

16' 5" x 15' 9" (5.00m x 4.80m)

Beautifully presented kitchen diner lined with a range of wall and base units, integral appliances and French doors leading to ground floor terrace overlooking the canal.

### **Living Room**

16' 5" x 14' 3" (5.00m x 4.34m)

Bright and spacious living room with wood effect flooring and access to the first balcony via French doors, allowing plenty of natural light.

### **W.C**

Ground floor W.C and wash basin.

### **Bedroom 3**

15' 9" x 12' 6" (4.80m x 3.80m)

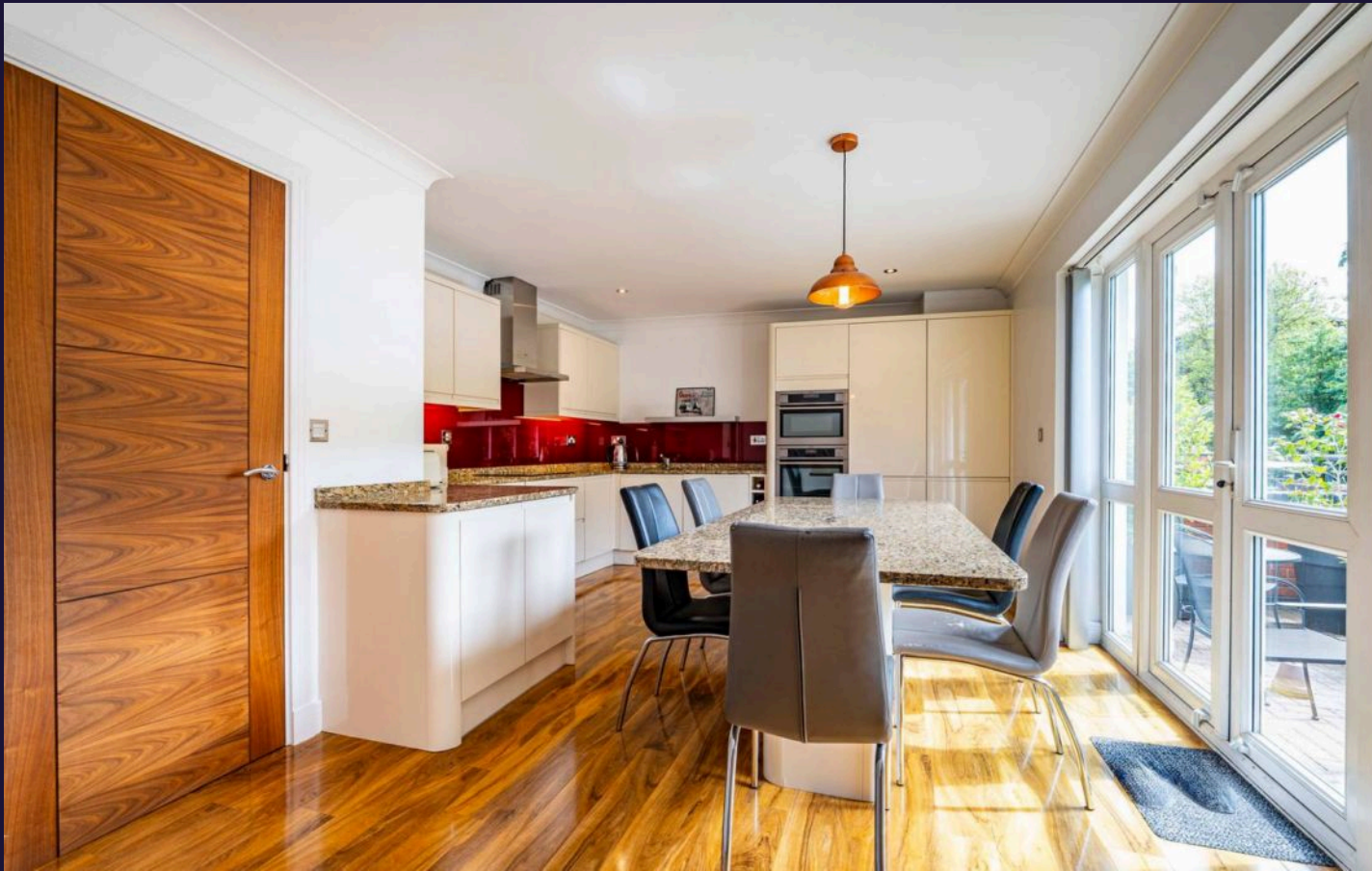
Double bedroom with wood effect flooring, double glazed window and fitted wardrobes.

### **Bedroom 4**

8' 6" x 8' 6" (2.60m x 2.60m)

The fourth bedroom is ideal for a nursery or study, it has wood effect flooring with a window to the front aspect.





### Bedroom 2

14' 5" x 9' 10" (4.40m x 3.00m)

Double bedroom with wood effect flooring and a window to the front aspect

### Bathroom

9' 2" x 6' 7" (2.80m x 2.00m)

Modern bathroom with quality three-piece suite comprising panel bath with shower over, wash basin and W.C. This family bathroom is tiled throughout with a window to the rear aspect.

### Bedroom 1

16' 5" x 9' 10" (5.00m x 3.00m)

Huge master bedroom with wood effect flooring, fitted wardrobes, another balcony overlooking the water, and access to en-suite.

### En-suite

11' 2" x 7' 10" (3.40m x 2.40m)

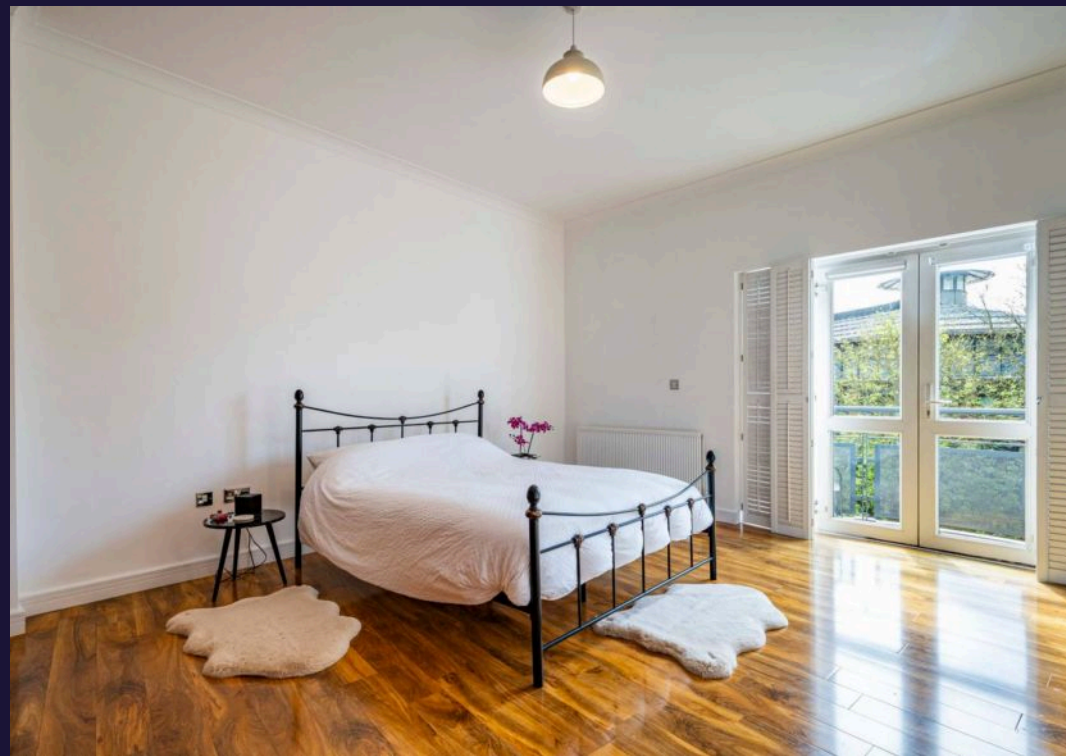
Recently fitted en-suite shower room set over two tiers with double-sized walk-in shower cubicle, tiled walls, floating basin, and low-level W.C.

### Additional Property Details;

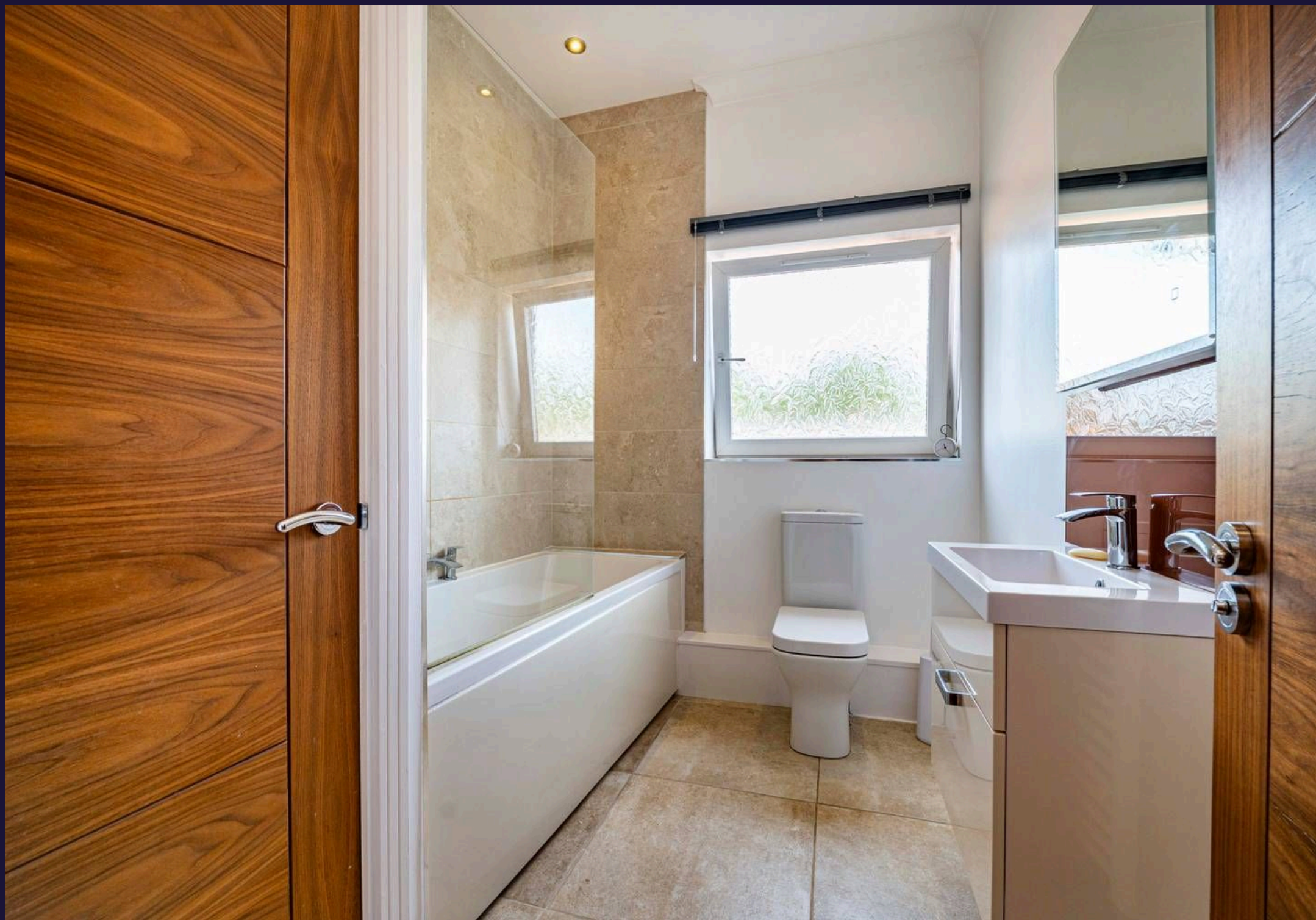
- Council Tax Band: D
- Tenure: Leasehold
- Lease Expiry: 07/05/3000
- Ground Rent: £0.00 per year
- Service Charge: £804.00 per year

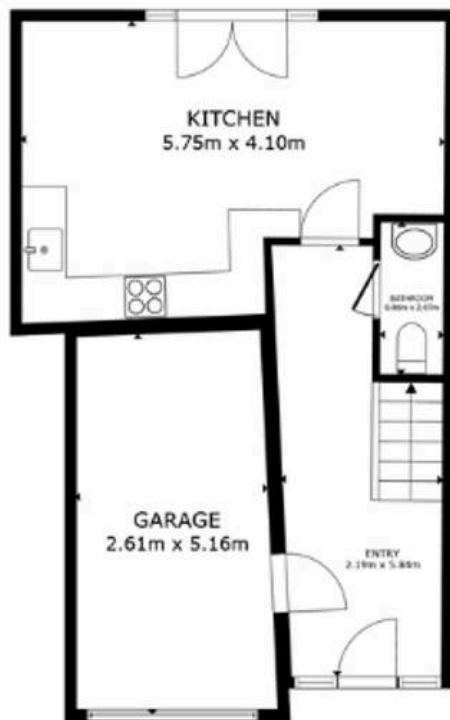




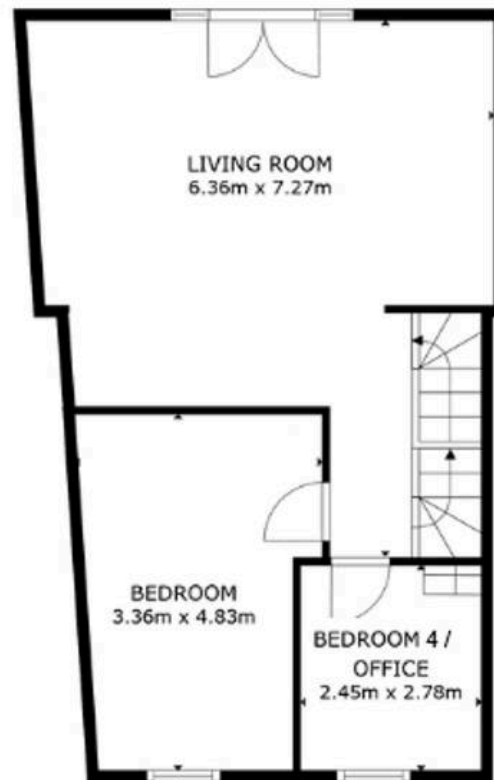








FLOOR 1



FLOOR 2




FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 35.1 m<sup>2</sup> FLOOR 2 58.2 m<sup>2</sup> FLOOR 3 61.2 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 13.4 m<sup>2</sup>  
 TOTAL : 154.5 m<sup>2</sup>


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	







## Comfort Estates

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