



Ropewalk Court The Ropewalk, Nottingham

In Excess of £175,000

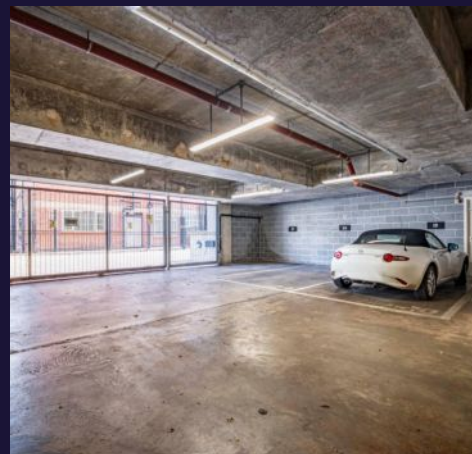


Overview

A well-presented two-bedroom apartment just a few minutes walk from Nottingham City Centre, and on the border of the beautiful Park Estate. Featuring a bright open-plan living area, private balcony, two bathrooms (one en-suite), lift access, and secure underground parking. Ideal for first-time buyers or investors.

We understand that this property is mortgageable, and our information to date includes options from mainstream high street lenders as well as specialist providers. In some cases, certain criteria may mean that only selected lenders are able to offer finance, so we recommend that buyers seek their own independent financial advice. We've already identified a number of suitable lenders through our independent mortgage broker and would be happy to connect you to help make the process as smooth as possible.

- Two Double Bedrooms
- Upper Floor Apartment
- Secure Underground Parking
- Close To Nottingham City Centre
- Local Amenities Nearby Including, Shops, Bars And Restaurants.
- Stand Alone Apartment Block With Far Reaching Views
- Balcony Leading Off Main Living Room
- Two Bathrooms Including En-suite
- Ideal For First Time Buyers And Buy To Let Investors





Lounge

10' 2" x 13' 5" (3.11m x 4.08m)

A bright and spacious living room with laminate flooring and French doors leading to a balcony, which provides great views across the city.

Kitchen

10' 0" x 6' 6" (3.04m x 1.99m)

Modern kitchen lined with a range of wall and base units with worktops over. Inset sink/drain, and electric overhead extractor fan.

Bathroom

7' 6" x 6' 6" (2.28m x 1.98m)

Family bathroom with three-piece suite including a panel bath with a shower over, a wash hand basin, and a low-level W.C

Bedroom 1

10' 1" x 10' 9" (3.08m x 3.28m)

Master bedroom with carpeted flooring, a window to the front aspect, and access to an en-suite shower room.

En-suite Shower Room

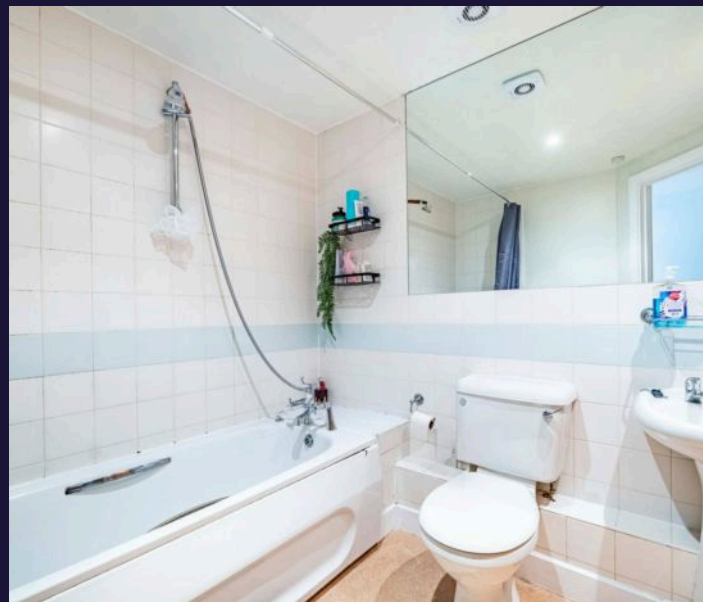
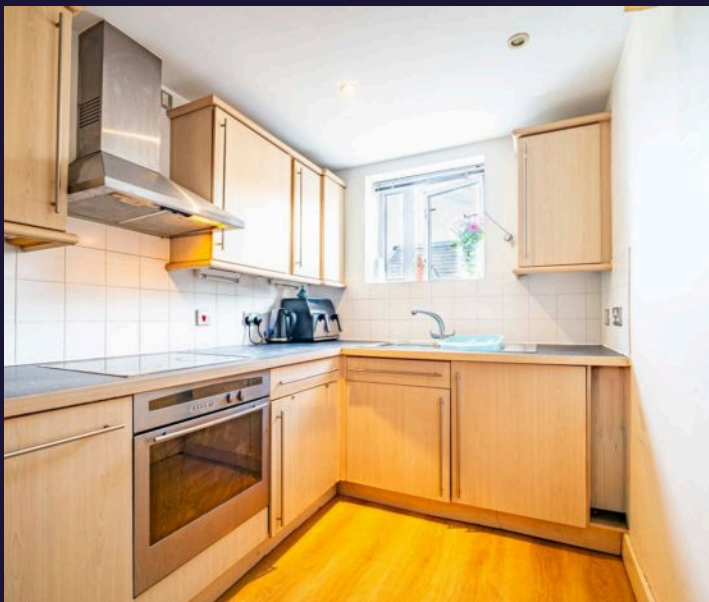
6' 6" x 5' 7" (1.99m x 1.70m)

Modern en-suite shower room with three piece suite comprising walk in shower cubicle, wash hand basin and low level W.C

Bedroom 2

7' 11" x 12' 4" (2.42m x 3.76m)

Second double bedroom with carpeted flooring and a window to the rear aspect, allowing plenty of natural light.





Additional Property Details


- Council Tax Band:D
- Tenure: Leasehold
- Lease Expiry: 30/07/3000
- Ground Rent: £100.00 per year
- Service Charge: £2,608.00 per year



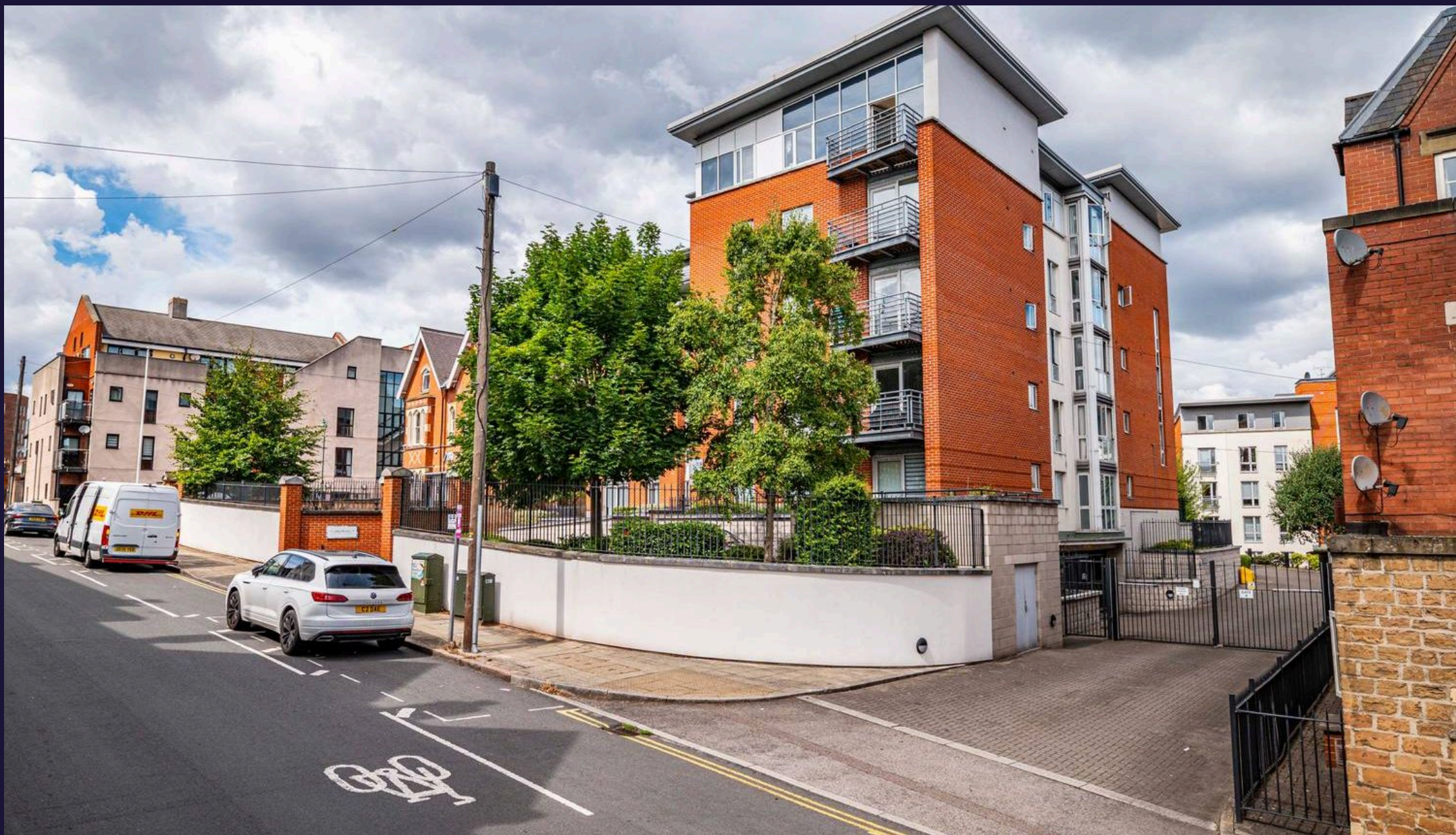


GROSS INTERNAL AREA
FLOOR PLAN 59.3 m²
EXCLUDED AREAS : BALCONY 5.3 m²
TOTAL : 59.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	





Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk