



22 Castle Gardens, Nottingham - NG7 1HH

Guide Price £75,000

DavidJames
the estate agent



22 Castle Gardens

Nottingham, Nottingham

NO CHAIN! First floor studio apartment within walking distance of Nottingham City Centre! Open plan living space, private balcony, fitted kitchen and a modern bathroom plus an allocated parking space!

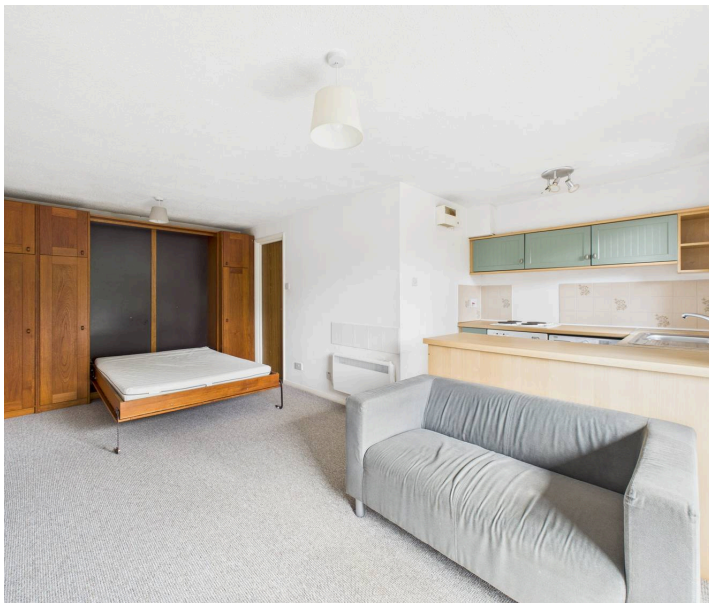
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

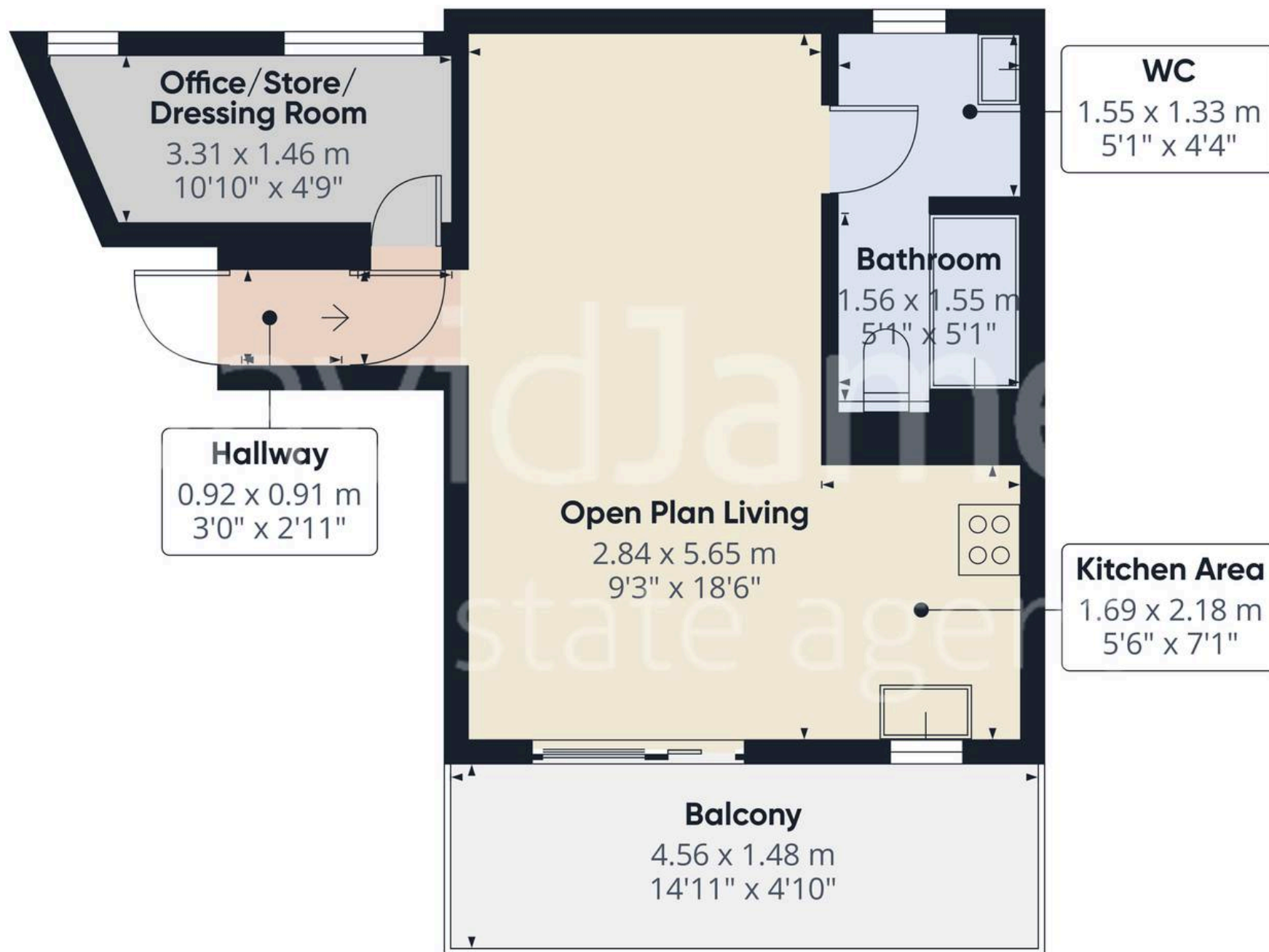
EPC Environmental Impact Rating: D

- First floor studio apartment
- Offered to the market with no upward chain
- Ideal for first-time buyers or investors
- A short walk from Nottingham City Centre's amenities, Castle Marina Retail Park and frequent transport links
- Bright open plan living space with a feature large balcony
- Fitted kitchen with integrated cooking appliances
- Original pull-out bed with useful wardrobe storage cupboards
- Versatile home office/store/dressing room
- Modern bathroom with a three-piece white suite and an electric over-bath shower
- Allocated parking space to the front









Approximate total area⁽¹⁾

30.7 m²

331 ft²

Balconies and terraces

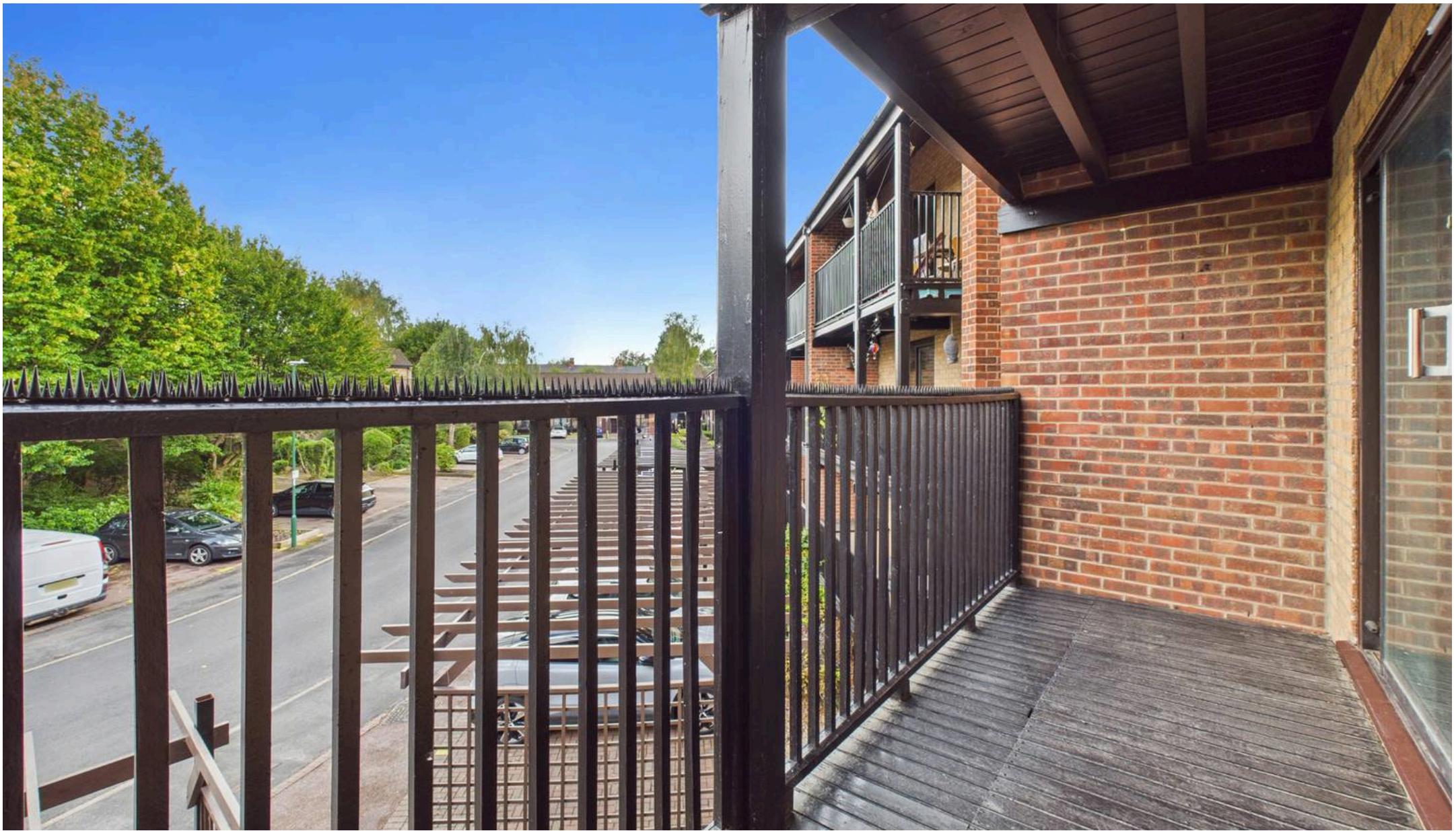
6.7 m²

72 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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