



Kingfisher Wharf, Nottingham

Offers Over £160,000



Kingfisher Wharf

Nottingham, Nottingham

Prepare to be impressed by this two-bedroom duplex flat offering modern living in an enviable setting. Designed with both style and comfort in mind, this well-presented apartment is set in a private complex with views over the Marina.

Step inside to discover an open-plan living area with neutral decor and elegant wood flooring. The room has an inviting atmosphere ideal for both relaxing and entertaining. Large sliding doors lead seamlessly to a private balcony, allowing for an abundance of natural light and providing picturesque scenic views – perfect for enjoying your morning coffee or unwinding after a busy day.

The heart of the home is the modern kitchen and stylish, patterned flooring. Upstairs, there are x2 generously sized bedrooms that are enhanced by Velux windows, flooding the spaces with sunlight and providing a serene, airy feel. Neutral decor and new carpeting offer a blank canvas ready for your personal touch.

A newly fitted bathroom is complete with a shower, tiled walls, and a vanity unit with built-in storage.

Must be viewed to fully appreciate,





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Two-bedroom DUPLEX apartment with a NEW KITCHEN and a NEW BATHROOM. Available with NO UPWARD CHAIN, a share of the freehold. Private BALCONY with views over the Marina.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Open plan living area
- Private balcony with scenic views
- Modern kitchen with integrated appliances
- Contemporary bathroom with walk-in shower
- Abundant natural light throughout
- Velux windows in bedrooms
- Off-road and private residents parking
- Garage
- Well-maintained communal gardens
- Secure entry system



Hallway

6' 7" x 10' 10" (2.00m x 3.29m)

An inviting entrance hall with access to first floor.
Understairs storage

Kitchen

8' 8" x 7' 1" (2.64m x 2.15m)

A bright and airy, open plan room with brand new kitchen and laminate flooring. Wall and base units with worktops over. Electric hob and oven. A highlight of the property offering views across the canal whilst enjoying the peace from a private balcony with sliding doors.

Dining room

7' 2" x 7' 4" (2.19m x 2.23m)

Recently decorated with laminate flooring, open plan with kitchen and lounge and a window to the front aspect with views over the Marina.

Living room

13' 9" x 10' 10" (4.20m x 3.31m)

Recently decorated, open plan with dining space and access to a private balcony via sliding doors. Brilliant views of the Marina.

Bedroom 1

15' 9" x 9' 7" (4.79m x 2.93m)

Master bedroom to first floor with new carpets, x2 Velux windows and fitted storage unit.

Bedroom 2

13' 5" x 8' 0" (4.10m x 2.44m)

Second bedroom with new carpets, a built-in storage unit, and a Velux window.

Bathroom

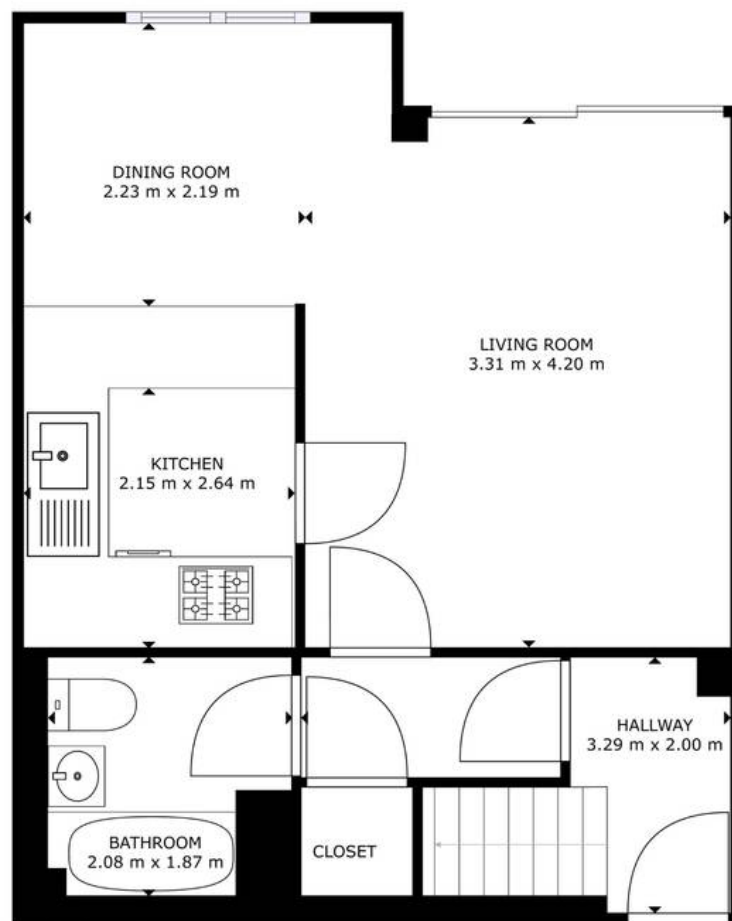
6' 2" x 6' 10" (1.87m x 2.08m)

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

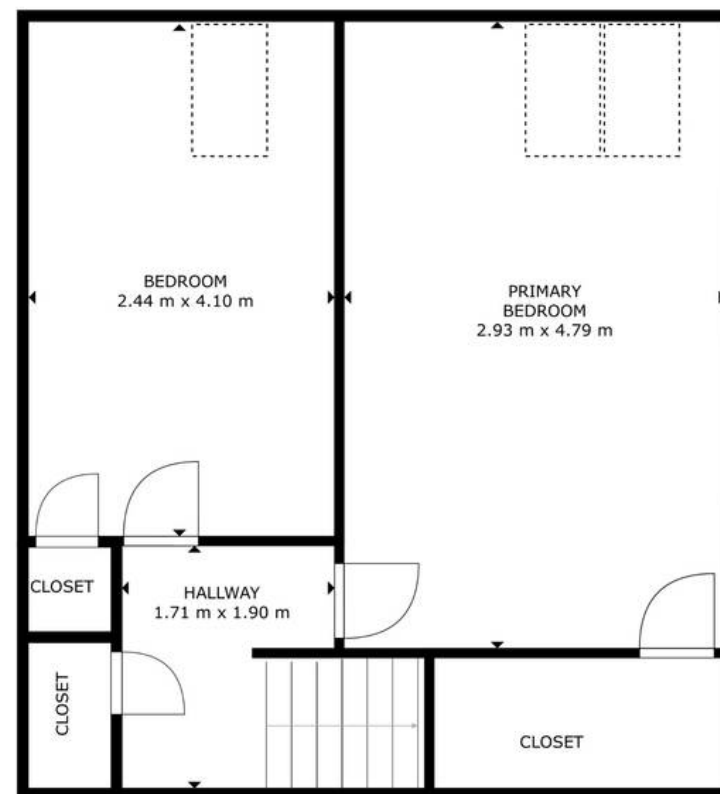








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 38 m², FLOOR 2: 33 m²
 TOTAL: 71 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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