



## 27 Park Wharf, Castle Boulevard – NG7 1FA

Guide Price £375,000 – £385,000



## 27 Park Wharf

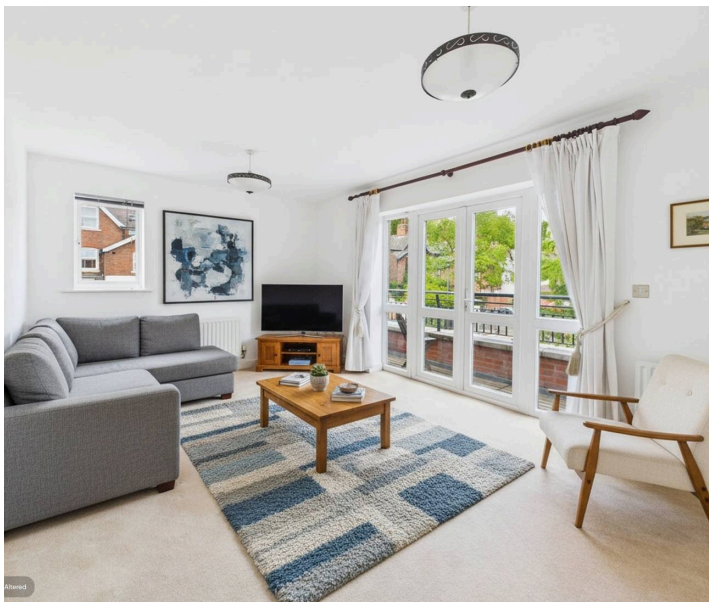
Castle Boulevard, Nottingham

Spacious four bedroom end townhouse in gated city centre development. Modern dining kitchen, first floor lounge with balcony, en-suite, garage, parking, and patio. Close to amenities. No upward chain.

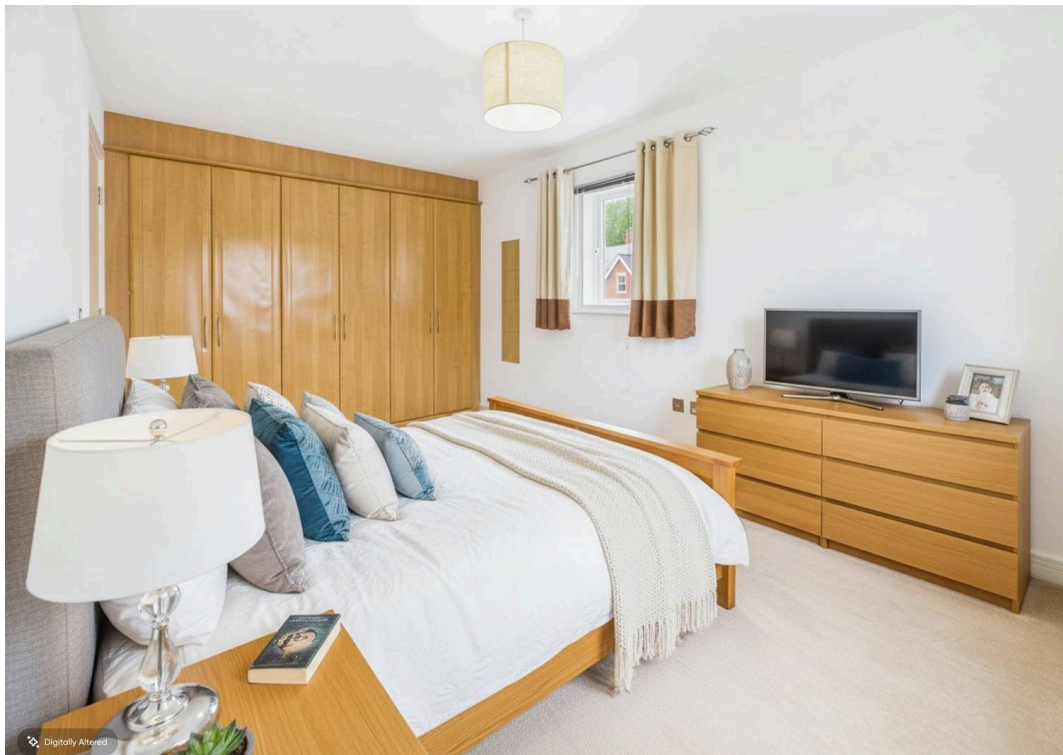
Council Tax band: D

Tenure: Freehold

- Modern three storey end townhouse in an exclusive gated development in the heart of Nottingham City Centre
- Four bedrooms set over the first and second floors including three double bedrooms and a principal bedroom with en-suite shower room/Wc
- Entrance hall with laminate flooring, ground floor Wc with washbasin and separate utility room
- Ground floor dining kitchen with French doors leading to an enclosed patio area, kitchen with integrated oven, hob, extractor and dishwasher
- First floor lounge with French doors leading to a balcony with a view over Park Wharf
- First floor Wc and washbasin, second floor bathroom/Wc with white suite and separate shower cubicle with mains-fed shower
- Gas central heating, UPVC double glazing, alarm system
- Driveway and garage provide off road parking, additional visitor parking to the development
- In walking distance of City Centre's amenities and close to Nottingham Train Station
- Sold with no upward chain









Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

131.1 m<sup>2</sup>

1410 ft<sup>2</sup>

**Balconies and terraces**

17 m<sup>2</sup>

183 ft<sup>2</sup>

(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.



## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.