



The Quays, Castle Quay Close, Nottingham
£335,000





The Quays, Castle Quay Close

Space, space and more space! Offered to the market with no upward chain, Comfort Estates are delighted to present this three-bedroom townhouse, situated within a secure gated development in the highly sought-after Castle Marina area. Arranged over three floors, the property offers well-proportioned accommodation throughout, comprising three double bedrooms and three bathrooms, including an en-suite shower room. The ground floor features a double bedroom, a shower room, and a utility room, with access to the enclosed rear garden.

The first floor is dedicated to a spacious open-plan living, dining and kitchen area, enhanced by Juliet balconies to both the front and rear elevations, creating a light and welcoming living space.

To the top floor are two further double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom enjoying the added advantage of an en-suite shower room. A modern family bathroom, fitted with a shower over the bath, completes the accommodation.

There is a south-facing rear garden, providing the ideal space for entertaining in those balmy summer evenings. Convenience is also provided with off street parking and a garage.

Ideally positioned for excellent transport links, including the Nottingham Express Transit tram network, and within easy reach of the Queen's Medical Centre. The wide range of shops, restaurants and leisure facilities at Castle Marina Retail Park are also just a short walk away.

Please note, there is an estate contribution of £179.91





The Quays, Castle Quay Close

NO CHAIN! Spacious townhouse with a south facing garden, off street parking and a garage. THREE STOREYS of accommodation! Ideally positioned for excellent transport links, including the Nottingham Express Transit tram network, and within easy reach of the Queen's Medical Centre. The wide range of shops, restaurants and leisure facilities at Castle Marina Retail Park are also just a short walk away.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- Three Double Bedrooms
- Three Bathrooms
- Off Road Parking & Garage
- South Facing Garden
- A Stone's Throw Castle Marina Retail Park
- Walking Distance to City Centre
- Open Plan Kitchen Living Area
- Off Street Parking
- Secure Gated Development

Please note, there is an estate contribution of £179.91 paid biannually.



Entrance

Entering the property through a UPVC door, with stairs rising to the first floor and doors to ground floor accommodation.

Utility

9' 6" x 6' 7" (2.89m x 2.01m)

An ideal addition to the property is this utility with space and plumbing for a washing machine, space for a free-standing freezer and space for a tumble dryer. There are base and wall mounted units with an integrated stainless steel sink and drainer. A uPVC door leads to the rear garden.

Bedroom 3

12' 2" x 8' 6" (3.71m x 2.60m)

A well-proportioned double bedroom with patio doors leading to the rear garden. Space for free-standing furniture.

Shower Room

9' 11" x 3' 3" (3.01m x 0.98m)

This convenient ground-floor shower room is fitted with a three piece white suite comprising low level WC, wash basin and shower cubicle. There is a double glazed obscure glass window to the front elevation.

Kitchen/Diner

A bright and modern fitted kitchen featuring a range of light wood-effect wall and base units with contrasting black work surfaces and matching tiled splashback. Integrated appliances include an oven, hob with stainless steel extractor hood over, dishwasher and fridge. A stainless steel sink and drainer is positioned beneath a large window, allowing for plenty of natural light. Leading directly into the dining room, creating a sociable and functional space ideal for everyday living and entertaining.





Lounge

A spacious and well-presented lounge offering generous living and entertaining space. The room benefits from a large front-facing window allowing plenty of natural light, complemented by neutral décor and fitted carpeting throughout. There are French doors leading to a Juliet balcony.

Bedroom One

13' 7" x 11' 3" (4.13m x 3.42m)

A spacious double bedroom with two windows, creating a bright and airy feel throughout. The room benefits from built-in wardrobes, providing excellent storage space, and enjoys direct access to the en-suite shower room, making it a comfortable and practical master bedroom.

En-suite

8' 6" x 5' 1" (2.60m x 1.55m)

A modern en-suite fitted with a three piece white suite comprising low level WC, pedestal wash hand basin and shower cubicle. There is tiling to wet areas. Vinyl flooring.

Bedroom Two

12' 8" x 8' 6" (3.87m x 2.60m)

Another great sized double bedroom with a double glazed window to the rear elevation overlooking the garden. This bedroom also benefits from built-in wardrobes.



Bathroom

8' 11" x 6' 6" (2.72m x 1.98m)

A contemporary bathroom fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to wet areas. Double glazed obscure glass window to the rear elevation.

Outside

A south facing garden creating the ideal outdoor entertaining area in those balmy summer evenings. There is off street parking to the front of the property.



Lounge

A spacious and well-presented lounge offering generous living and entertaining space. The room benefits from a large front-facing window allowing plenty of natural light, complemented by neutral décor and fitted carpeting throughout. There are French doors leading to a Juliet balcony.

Bedroom One

13' 7" x 11' 3" (4.13m x 3.42m)

A spacious double bedroom with two windows, creating a bright and airy feel throughout. The room benefits from built-in wardrobes, providing excellent storage space, and enjoys direct access to the en-suite shower room, making it a comfortable and practical master bedroom.

En-suite

8' 6" x 5' 1" (2.60m x 1.55m)

A modern en-suite fitted with a three piece white suite comprising low level WC, pedestal wash hand basin and shower cubicle. There is tiling to wet areas. Vinyl flooring.

Bedroom Two

12' 8" x 8' 6" (3.87m x 2.60m)

Another great sized double bedroom with a double glazed window to the rear elevation overlooking the garden. This bedroom also benefits from built-in wardrobes.

Bathroom

8' 11" x 6' 6" (2.72m x 1.98m)

A contemporary bathroom fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to wet areas. Double glazed obscure glass window to the rear elevation.

Outside

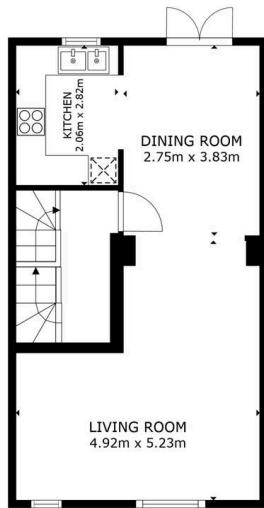
A south facing garden creating an ideal outdoor entertaining area in those balmy summer evenings.



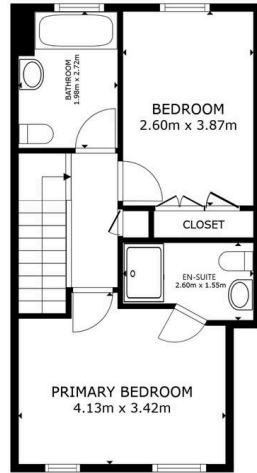




FLOOR 1



FLOOR 2



FLOOR 3

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	74	
(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 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk