



The Pinnacle, Cottage Terrace, Nottingham

Offers Over £155,000



The Pinnacle Cottage Terrace, Nottingham

Comfort Estates are pleased to offer this two-bedroom first-floor apartment, located in the sought-after Ropewalk area of Nottingham. Just a short walk from the City Centre, it is an ideal home for professionals looking for both space and convenience.

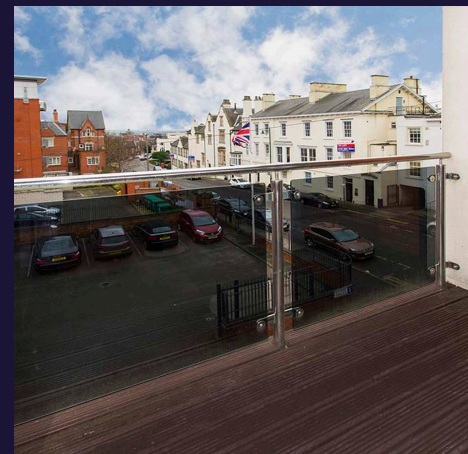
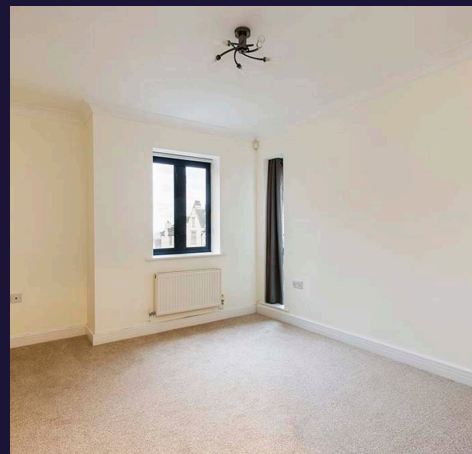
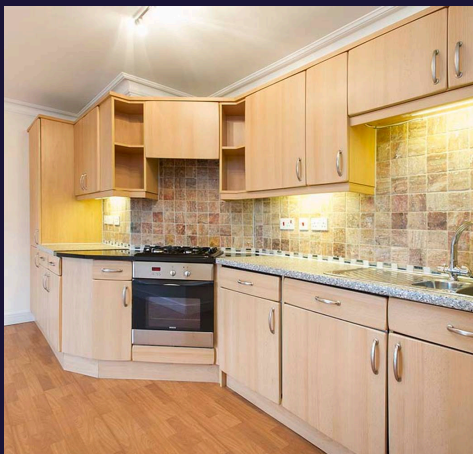
The apartment offers a generous open-plan living, dining and kitchen area, with patio doors leading onto a south-facing balcony overlooking The Ropewalk and towards the city. The kitchen is fitted with a range of wall and base units and includes an integrated oven, hob and extractor fan.

Both bedrooms are comfortable doubles with built-in wardrobes, providing useful storage. The bathroom is fully tiled and comprises a bath with shower over, toilet and wash hand basin with a mirror above.

Nottingham City Centre is less than a 10 minute walk away, with a wide range of shops, restaurants, bars and public transport links all within easy reach.

Car parking permits from the council can be purchased at an extra cost.

Viewing is highly recommended!





The Pinnacle Cottage Terrace, Nottingham

A fantastic opportunity to acquire a good sized two bedroom apartment situated close to many amenities of the City Centre with NO CHAIN. Well presented throughout and a sought after location!

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- No Chain
- First Floor Apartment
- South Facing Balcony
- Spacious Lounge/Dining/Kitchen
- Two Double Bedrooms
- A Short Stroll to the City Centre
- Walking Distance To Local Amenities And Bus Links
- Lift Access
- Desirable Location

Service Charge: £1,772 per annum

Ground Rent: £450 per year

103 Years Remaining on the Lease



Entrance

Stepping into the secure lobby, with a lift and staircase providing access up to the apartment. Entering the apartment through a wooden door providing access to living, bedroom and bathroom accommodation. There are also two useful storage cupboards.

Open Plan Living/Dining/Kitchen

16' 5" x 16' 1" (5.00m x 4.91m)

A well proportioned living/dining/kitchen with patio doors leading to the south facing balcony. The kitchen is well equipped with a good range of wooden base and wall mounted units, with an integrated fridge, oven, gas hob and extractor fan. There is space for a free standing washing machine.

Bedroom One

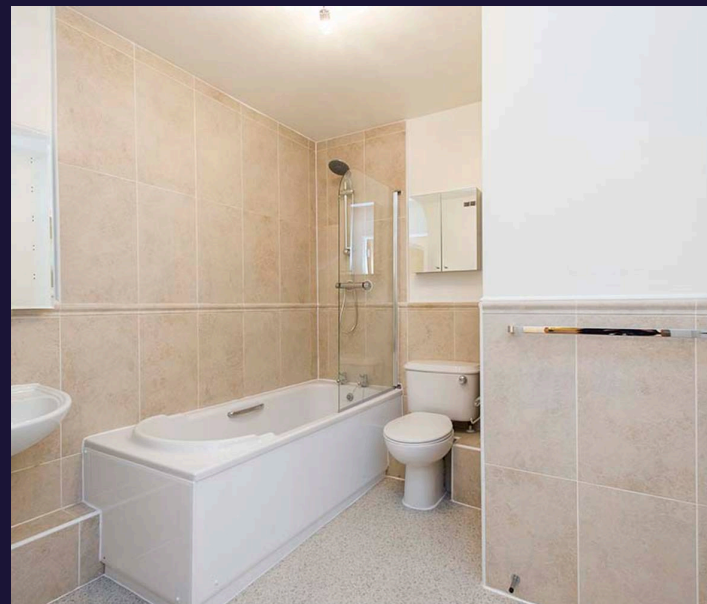
12' 5" x 9' 0" (3.79m x 2.75m)

A spacious double bedroom featuring a built-in wardrobe and benefiting from dual-aspect windows, allowing plenty of light in.

Bedroom Two

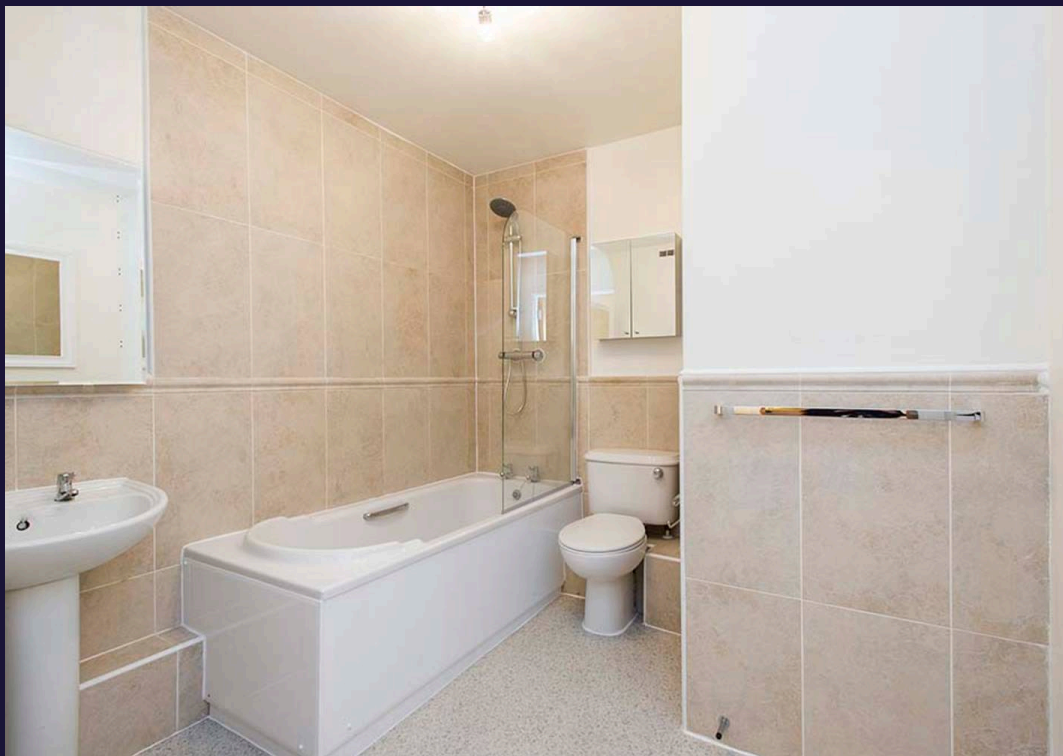
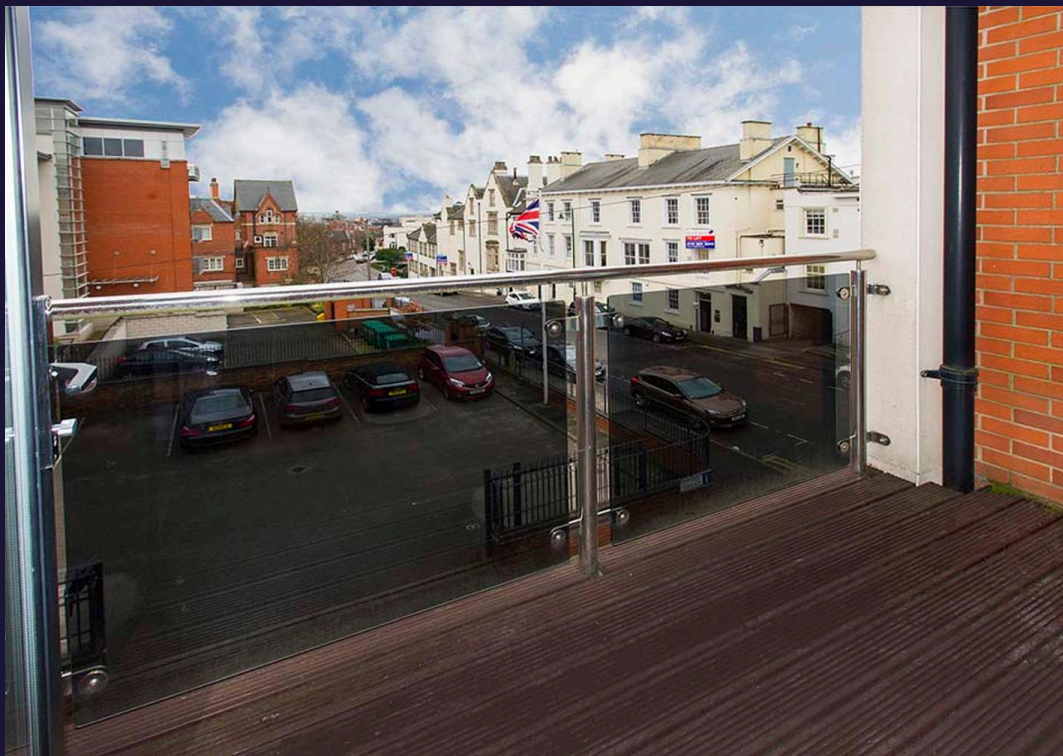
10' 11" x 10' 7" (3.32m x 3.22m)

Another good-sized double bedroom with a large window allowing plenty of light to flow through. A built-in wardrobe provides ample storage.

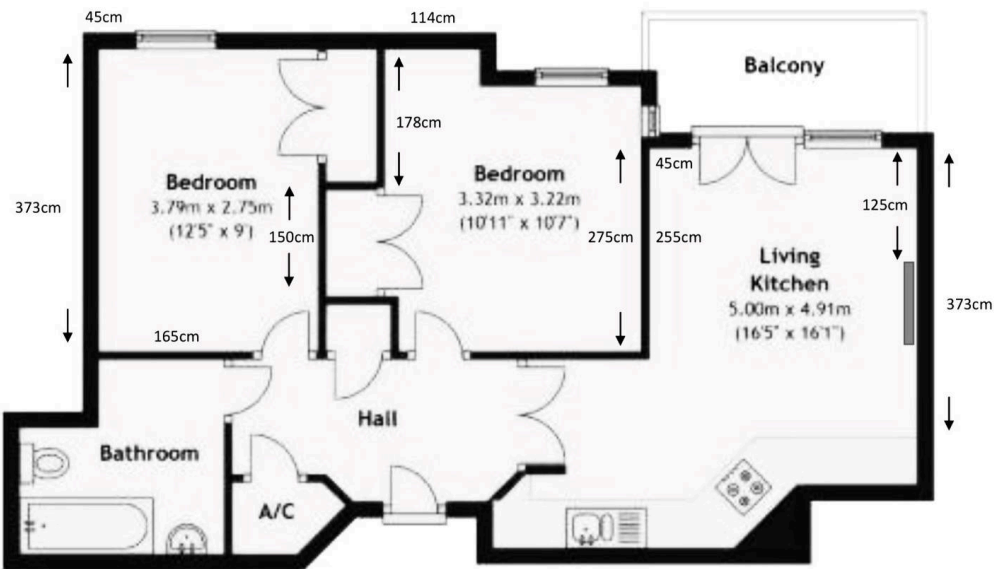


Bathroom

Fitted with a contemporary three piece white suite comprising: low level WC, pedestal wash basin and bath with glass screen and shower over. There is tiling to the floor and all wet areas.



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Comfort Estates

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