



Curlew Wharf,
Castle Marina, Nottingham
NG7 1GU

£170,000 Leasehold



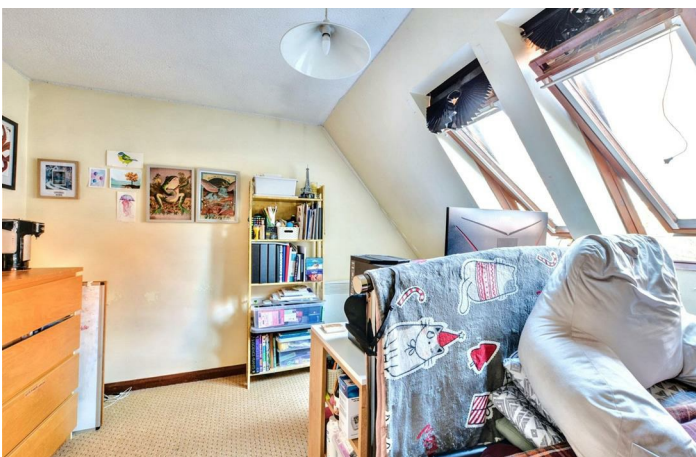
A lovely two-bedroom, first floor duplex apartment in a convenient residential area.

Situated within a popular, sought after location, you have Nottingham City Centre amenities right on your doorstep, this includes shops, restaurants, bars, and healthcare facilities. There is also the advantage excellent transport links for journeys in and around Nottingham and further afield.

With a rental income of £900 per calendar month, this delightful apartment would be considered an ideal opportunity for first time buyers or anyone looking to add to a buy to let portfolio looking to get onto the property ladder.

In brief the internal accommodation comprises; entrance hall, open plan living/dining kitchen space to the ground floor. Then rising to the first floor are two bedrooms and bathroom.

Outside the property has a balcony from the living room and a well maintained lawned communal areas and private parking for residents.



Communal Entrance

Intercom entrance door to the front of the building.

Entrance Hall

Entrance door through to carpeted entrance hall, with electric storage heater and under stair storage cupboard.

Open Plan Living Dining Kitchen

Lounge Diner

10'0" x 19'0" (3.06m x 5.80m)

A carpeted room, two electric storage heaters, window to the front aspect and sliding door to the balcony.

Kitchen

7'1" x 17'1" (2.16m x 5.21m)

A range of wall and base units with work surfacing over with breakfast bar and tiled splashbacks, one and half bowl sink with mixer tap. Space and fittings for freestanding appliances to include electric oven, fridge freezer and washing machine.

Landing

A carpeted landing with access to the loft hatch

Bedroom One

11'0" x 13'0" (3.36m x 3.97m)

A carpeted room, with electric heater and two windows to the rear aspect.

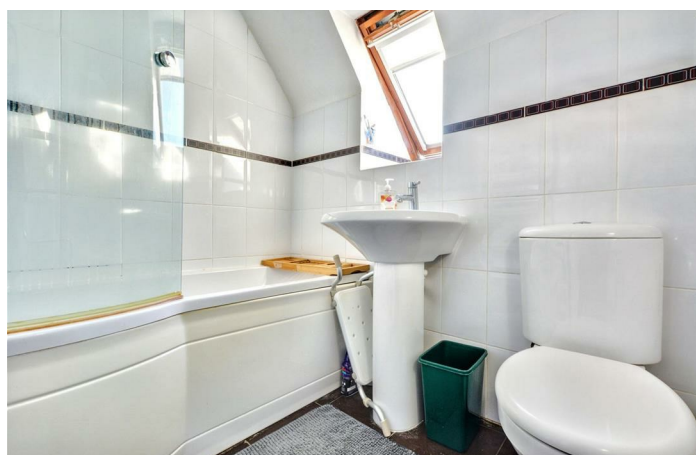
Bedroom Two

6'11" x 10'9" (2.13m x 3.29m)

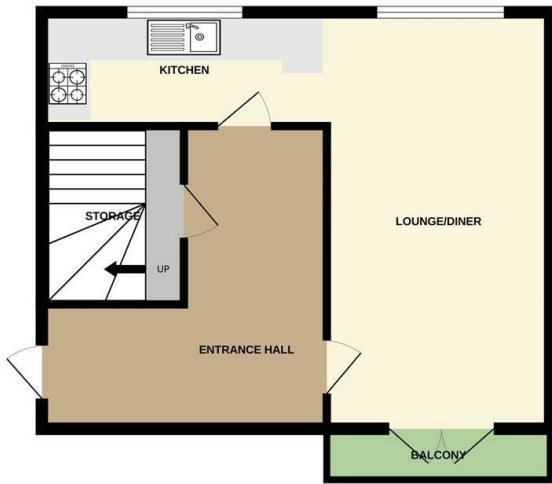
A carpeted room, with electric heater and two windows to the front aspect.

Bathroom

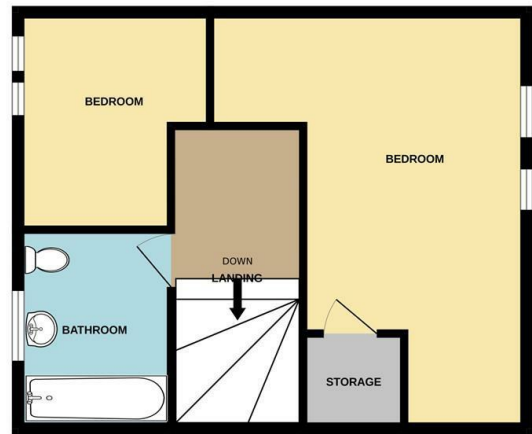
Incorporating a three-piece suite comprising ow flush WC pedestal wash hand basin and bath with electric power shower above and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.



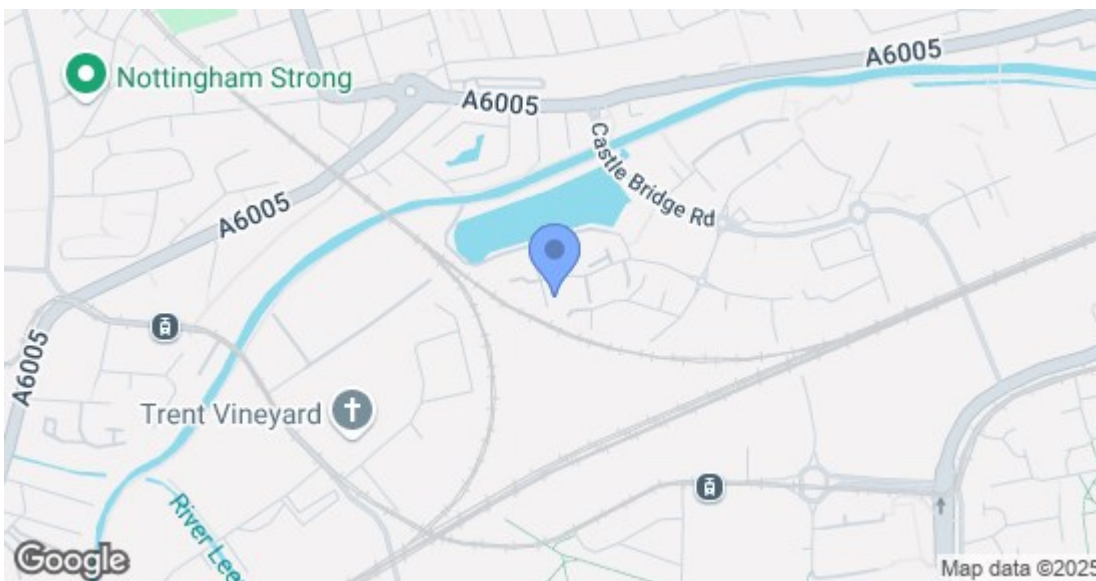
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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