



Castle Exchange, Broad Street, Nottingham, NG1 3AP
Guide Price £125,000-£135,000 Leasehold



Castle Exchange, Broad Street

1 Bedroom, 1 Bathroom

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- One Bedroom Duplex Apartment
- Open Plan Living
- Centrally Located Converted Development
- Ample Fitted Storage
- Kitchen Complete With Appliances
- Immaculately Presented Throughout
- Ideal BTL or FTB

GUIDE PRICE £125,000-£135,000. Immaculately presented throughout this one bedroom duplex apartment offers a deceptively spacious interior and makes for an ideal first time purchase or buy to let opportunity. Situated in this centrally located conversion, the accommodation comprises of an entrance hall leading to an open plan living/dining/kitchen and cloakroom to the lower floor with a double bedroom with ample fitted storage and bathroom to the upper floor. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY With a fitted carpet, fitted spotlights, two wall lights, intercom system, stairs rising to the first floor and under stairs storage cupboard.

CLOAKROOM With a low flush w.c., pedestal wash hand basin, vinyl floor covering and wall light.

OPEN PLAN LIVING/DINING/KITCHEN 19' 1" x 10' 4" (5.82m x 3.15m) The living/dining area has a fitted carpet, large double glazed sash window to the front elevation, electric storage heater and three ceiling lights. The fitted kitchen has a range of high and low level fitted units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, integrated electric oven and microwave, inset hob with extractor over, integrated fridge with icebox, slimline dishwasher, washer/dryer, vinyl floor covering, two ceiling lights and fitted ceiling spotlights.

LANDING With a fitted carpet, fitted wardrobe with sliding doors, fitted spotlights and two wall lights.

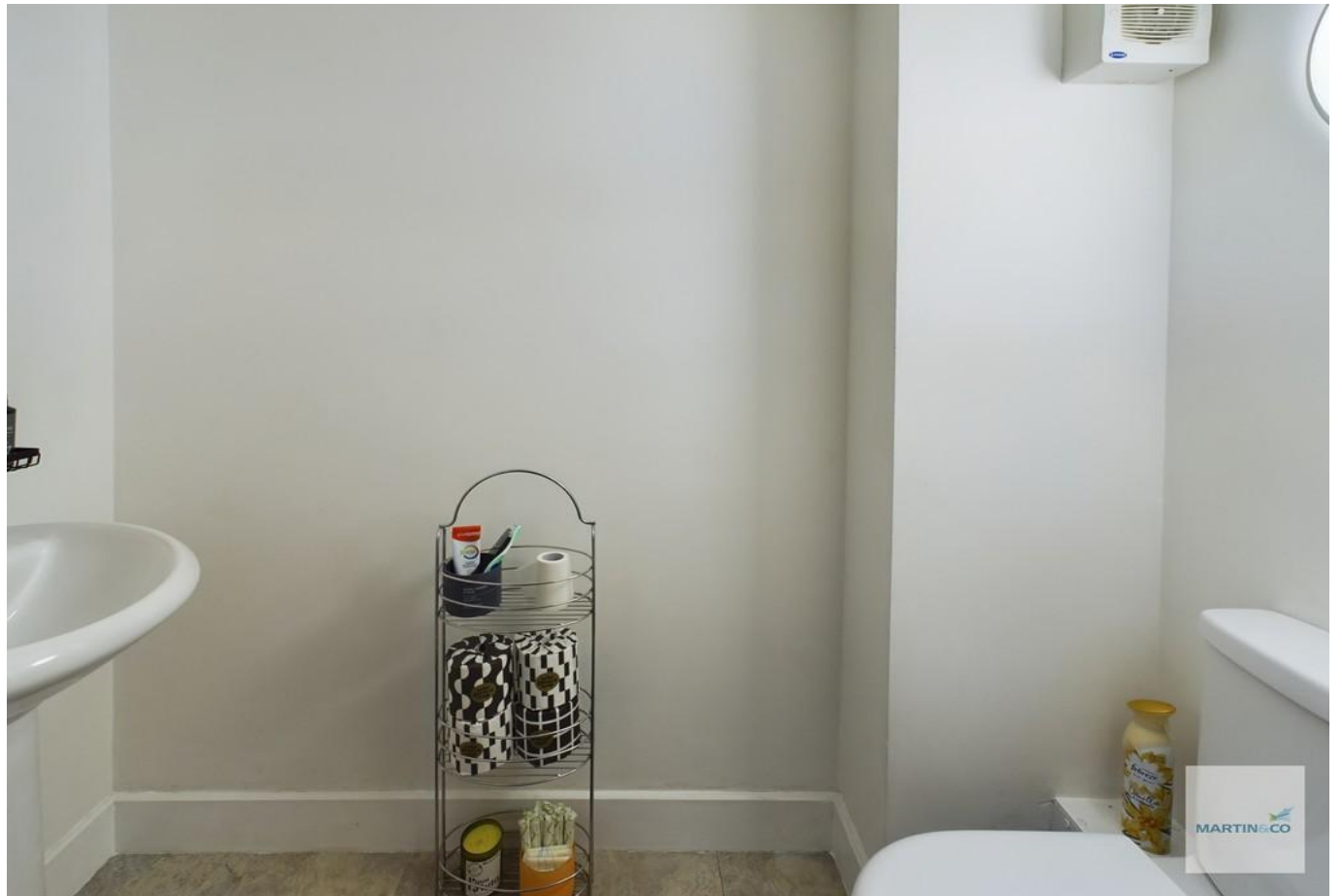
BEDROOM 10' 10" x 10' 3" (3.3m x 3.12m) With a fitted carpet, fitted wardrobes with sliding doors, wall mounted electric heater and two wall lights.

BATHROOM Comprising of a bath with chrome mixer tap and shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, chrome heated towel rail, airing cupboard and two wall lights.

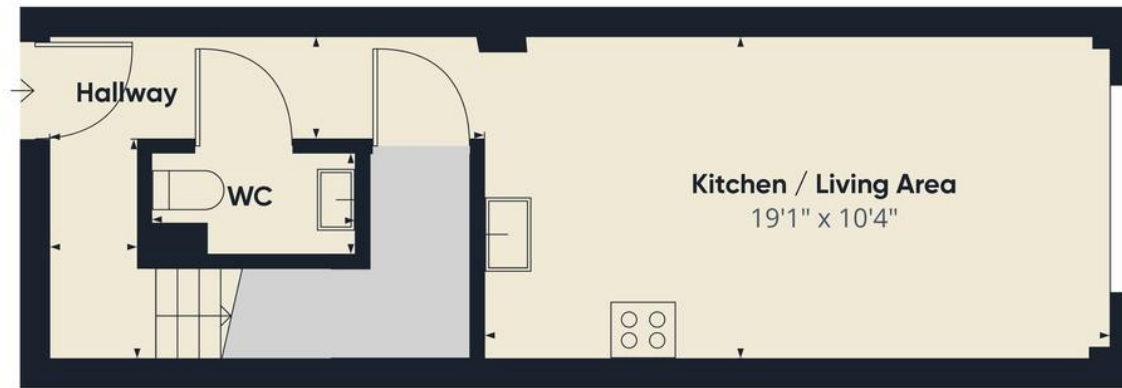
NOTES The apartment has been fitted with an additional ventilation system to aide mitigating any damp related issues within the property.

LEASE INFORMATION Annual Service Charge Estimate: £ per annum
Annual Ground Rent: £250 per annum
Remaining Years On Lease: 981 years



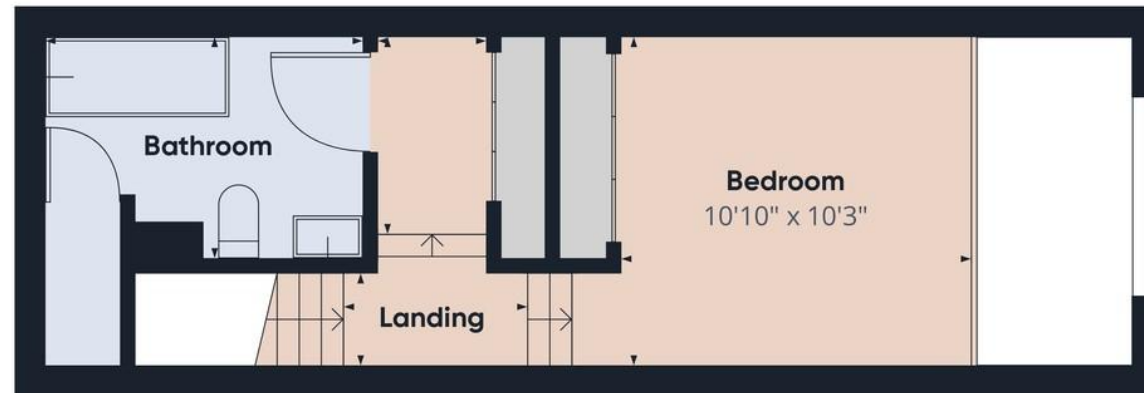






Floor 0

Approximate total area^m
586.54 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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