



The Atrium, Waterfront Plaza, Nottingham, NG2 3BH
Guide Price £120,000-£130,000 Leasehold



The Atrium, Waterfront Plaza

1 Bedroom, 1 Bathroom

Guide Price £120,000-£130,000

- One Bedroom Ground Floor Apartment
- Allocated, Gated Parking Space
- No Onward Chain
- Open Plan Living
- Well Presented Throughout
- Ideal FTB or BTL
- Leasehold

GUIDE PRICE £120,000-£130,000. Situated in this popular waterfront development stands this one bedroom ground floor apartment, well presented throughout and making the perfect investment opportunity or first time purchase. Well proportioned throughout the property comprises of an entrance hall, open plan living/dining/kitchen with Juliet balcony, double bedroom and bathroom. The property also benefits from an allocated, gated parking space. Offered with no onward chain early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY 10' 8" x 4' 4" (3.25m x 1.32m) With wood effect laminate flooring, wall mounted radiator and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 24' 7" x 8' 4" (7.49m x 2.54m) The living area comprises of wood effect laminate flooring, a double glazed Juliet balcony, wall mounted radiator, intercom system and ceiling light. The fitted kitchen has a range of high and low level fitted units with a squared edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, upstand, integrated electric oven, inset gas hob with extractor hood over, integrated fridge, freezer, washing machine and dishwasher, wood effect laminate flooring and fitted ceiling spotlights.

BEDROOM 17' 10" x 8' 5" (5.44m x 2.57m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

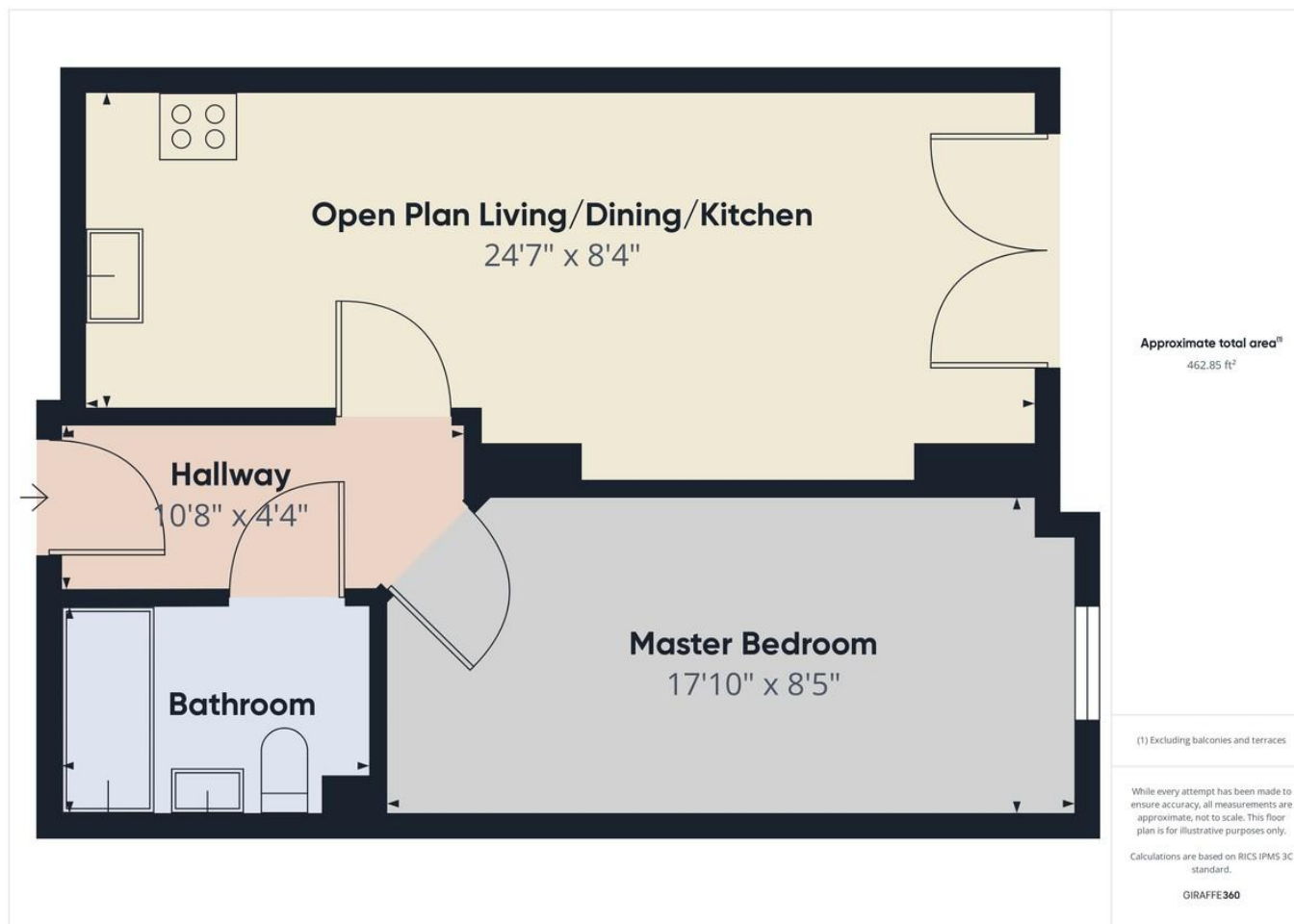
BATHROOM Comprising of a fitted suite with a panelled bath with chrome mixer tap and shower over, low flush w.c., pedestal wash hand basin, floor and part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

EXTERNAL The property benefits from a gated, allocated parking space.

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







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