

**Flat 45, The Atrium, Waterfront Plaza,
Nottingham, Nottinghamshire NG2 3BH**

£180,000

Tel: 0115 9680268



- Viewing Highly Recommended
- En suite & Bathroom
- Underground Car Park
- Excellent Investment
- Great City Location
- Two Double Bedrooms

An excellent investment in an equally impressive location, this large two-bedroom apartment comes located in a phenomenally convenient location in the heart of the city centre. If you are looking to purchase an investment property to add to your portfolio, then look no further than this property that comes with well-respected sitting tenants currently paying just under £1,000 PCM which is sure to offer you an instant return.

The internal accommodation is incredibly spacious and comprises an entrance hall, large 24ft x 21ft living kitchen, two double bedrooms including one with an en suite shower room and a separate bathroom.

Externally, this property stands in a substantial block of other similar city centre apartments and the location is certainly on its side and always proves to be an excellent fully let property due to its placement in the heart of the city closely located to all the bars, restaurants and all the other fantastic amenities Nottingham City centre has to offer. There is also a secure car park within the building itself with a designated space.

ENTRANCE HALL

w: 2.97m x l: 2.74m (w: 9' 9" x l: 9')

Offering entrance from communal hallway, with storage cupboard and hot water heater cupboard; and with doors leading to all rooms:

OPEN PLAN LIVING KITCHEN

w: 7.52m x l: 6.63m (w: 24' 8" x l: 21' 9")

A well-planned open plan living kitchen with two clearly defined separate areas with a substantial yet cosy living area and an open plan yet separate well-proportioned kitchen area.

A kitchen with a range of neutral fitted wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring electric hob with wall mounted stainless steel extractor hood over. There is also plumbing for a washing machine, space for a free-standing fridge/freezer, ceiling light point and a double-glazed window to the front elevation.

MASTER BEDROOM

w: 7.65m x l: 2.62m (w: 25' 1" x l: 8' 7")

A spacious double bedroom having a radiator, ceiling light point and double glazed window.

EN-SUITE

w: 1.73m x l: 1.32m (w: 5' 8" x l: 4' 4")

With a three piece suite comprising a shower enclosure with wall mounted shower, low flush wc and a wash hand basin. There is also a radiator and extractor fan.

BEDROOM TWO

w: 4.72m x l: 2.49m (w: 15' 6" x l: 8' 2")

A second substantial double bedroom with a radiator, ceiling light point and a double glazed window.

BATHROOM

w: 2.49m x l: 1.6m (w: 8' 2" x l: 5' 3")

A modern family bathroom with a three-piece suite comprising a panelled bath with wall mounted electric shower, wash hand basin and a low flush WC. There are also part tiled walls, ceiling light point, radiator and an extractor fan.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is a leasehold property. The Lease Length: 980+ years. Charges (Bi-Annual): Service Charge: 2x £1,720.36 / Estate Service Charges: 2x £292.87 / Ground Rent: £250. There is also a car parking space that comes with the apartment.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

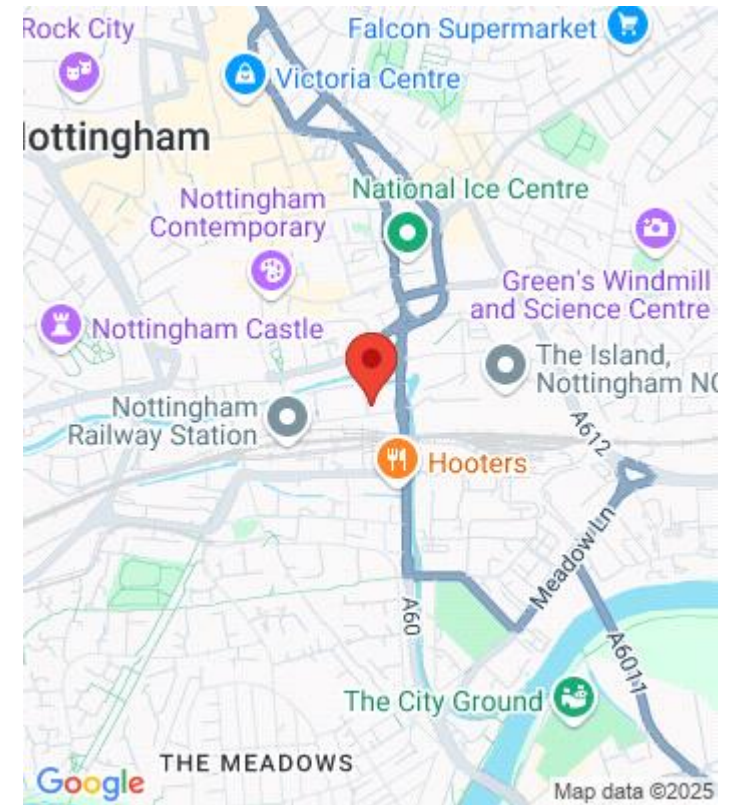
FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









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JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

