



119 Parkgate, NG1 5AP

£210000.00

A Summary

In the vibrant City Centre, Comfort Estates proudly presents this modern apartment, boasting seamless living space with exceptional views across the city, and immediate access to a range of conveniences such as shops, dining spots, cultural hubs, and entertainment venues, all just steps away.

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Story of the house

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Get in touch to arrange your viewing!



The Entrance Hall

Enter the apartment via the front door into the entrance hallway, which provides access to the open-plan kitchen living room, 2 bedrooms, and main bathroom.

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The Open Plan Living Space

A bright and spacious living area with French doors leading to a balcony with views of the City Centre skyline. Bright, freshly decorated walls, recessed spotlights and laminate flooring. The modern kitchen has a generous breakfast bar and a range of floor and wall units with integrated appliances.

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The Main Bathroom

A modern bathroom with a three piece suite and shower over the bath, mirrored storage cupboard and tiled flooring.

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The Master Bedroom With En suite

A good sized double room with a large window to frame the city skyline views, carpet and blinds fitted, and an ensuite shower room.

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The Second Bedroom

A smaller but good-sized second bedroom with carpet and fitted blinds with a window that overlooks the city skyline.

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The Allocated Parking Space

An allocated, secure, underground parking space.

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The Building Amenities

The building has a private gym. Central heating is air conditioned for heating and cooling. The building also benefits from an external storage room/lock-up, providing a secure space for storing bicycles, equipment, or other belongings.

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The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

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The Disclaimer

These sales particulars have been prepared by Comfort Estates on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

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The Tenure & Council Tax

We have been advised by the Vendor: -

Service Charge in the year marketing commenced (£PA):

£2,427.84

Property Tenure is Leasehold

Term: 200 Years from 1st January 2000 - Term remaining 177 years

Council Tax 24/25 - Band D

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The Thinking of Selling?

Talk to one of our friendly team today for expert advice and a free no obligation valuation.

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The Rights, Utilities, and Restrictions

| Total Floor Area: 79.55 Square Meters | Electric: Mains Supply
| Water: Mains Supply | Heating: Community Heating |
Broadband: Ultrafast available in the area | Mobile Coverage:
You are likely to have good coverage | Sewage: Mains Supply |
Restrictions: Ask Agent | Tenure: Leasehold | Easements,
servitudes or wayleaves : Ask Agent | Public rights of way: Ask
Agent | Conservation area : Yes | Coal Mining reporting Area:
Yes | Parking: Allocated space within the gated courtyard |
Selective License Area: Yes | Flood risk: Not known | Flood
defences: Not known |

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Contact Us

[[Company.DisplayName]]

[[Branch.DisplayAddress]]

[[Branch.LandPhone]] | [[Branch.EMailAddress]]

Drop in to discuss with a member of our friendly team:
Opening hours: **Mon-Sat 9:00-17:00**, *Sun By Appointment*