



211 Parkgate, NG1 5AP

£210000.00



A Summary

IN THE HEART OF THE CITY, Comfort Estates are delighted to present this contemporary apartment with no upward chain which offers open-plan living space on the doorstep to a wealth of amenities, including, shops, restaurants, cafes, cultural venues, and entertainment options, all within walking distance.

Parkgate
£210000.00

Story of the house

IN THE HEART OF THE CITY, Comfort Estates are delighted to present this contemporary apartment with no upward chain which offers open-plan living space on the doorstep to a wealth of amenities, including, shops, restaurants, cafes, cultural venues, and entertainment options, all within walking distance. Situated on Upper College Street the property is close to excellent public transport links and excellent road links, with a number of major roads a short drive away, these include the M1, A46 and A52. East Midlands Airport is approx 15 miles from your front door. In brief, the property comprises of an open plan kitchen and living space with a breakfast bar and doors onto a balcony, two double bedrooms, one with ensuite and the other being a Jack and Jill bathroom from the entrance hall, securely gated allocated parking. The property is currently rented for £1250pcm but being offered with vacant possession, this property would make an excellent buy for either a first-time buyer or investor!

Must be seen!



The Entrance

Enter the apartment via a solid wood front door into the entrance porch, which provides access to the open plan kitchen and living room and 2 en-suite bedrooms.

Parkgate
£210000.00

The Open Plan Living Space

A welcoming open plan space with large windows and doors into a balcony. The open plan design makes an ideal place for relaxing and entertaining guests. Neutrally decorated to suit all tastes with wood laminate flooring, spotlight fittings, and a feature wall. The living area is furnished with a sofa and armchair.

Parkgate
£210000.00

The Kitchen

A modern fitted kitchen with a range of beech effect wall and base units and a breakfast bar. There is a one-and-a-half stainless steel sink with mixer tap, an electric single oven, an electric hob with stainless steel extractor chimney, an integrated dishwasher, and a free-standing fridge.

Parkgate
£210000.00

The Master Bedroom

Large double windows to the side aspect bring in plenty of light to this luxuriously spacious master ensuite bedroom. The room is decorated with grey carpet, neutral décor and feature colour wall and furnished with a double bed and open hanging wardrobe with rail.

Parkgate
£210000.00

The Ensuite

Including a white panel bath with mixer shower over, a pedestal wash hand basin and low flush WC. Decorated with wood effect lino floor, neutral décor and spotlight fitting.

Parkgate
£210000.00

The Second Bedroom

A spacious and well-proportioned doubled bedroom with dual aspect windows overlooking upper college street letting in plenty of light. The bedroom is decorated with grey carpets and a feature wall and furnished with a double bed and open hanging rail.

Parkgate
£210000.00

The Jack and Jill Bathroom

The ensuite features a low flush WC, pedestal wash hand basin with mixer tap and a shower enclosure with mixer shower. Neutrally decorated with wood effect lino floor.

Parkgate
£210000.00

The Parking

The apartment benefits from the use of a securely gated car parking space.

Parkgate
£210000.00

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.

Parkgate
£210000.00

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.

Parkgate
£210000.00

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.

Parkgate
£210000.00

The Tenure & Council Tax

We have been advised by the Vendor: -

Service Charge in the year marketing commenced (£PA):
£2356.76

Property Tenure is Leasehold

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

Council Tax 24/25 - Band D

Parkgate
£210000.00

The Thinking of Selling?

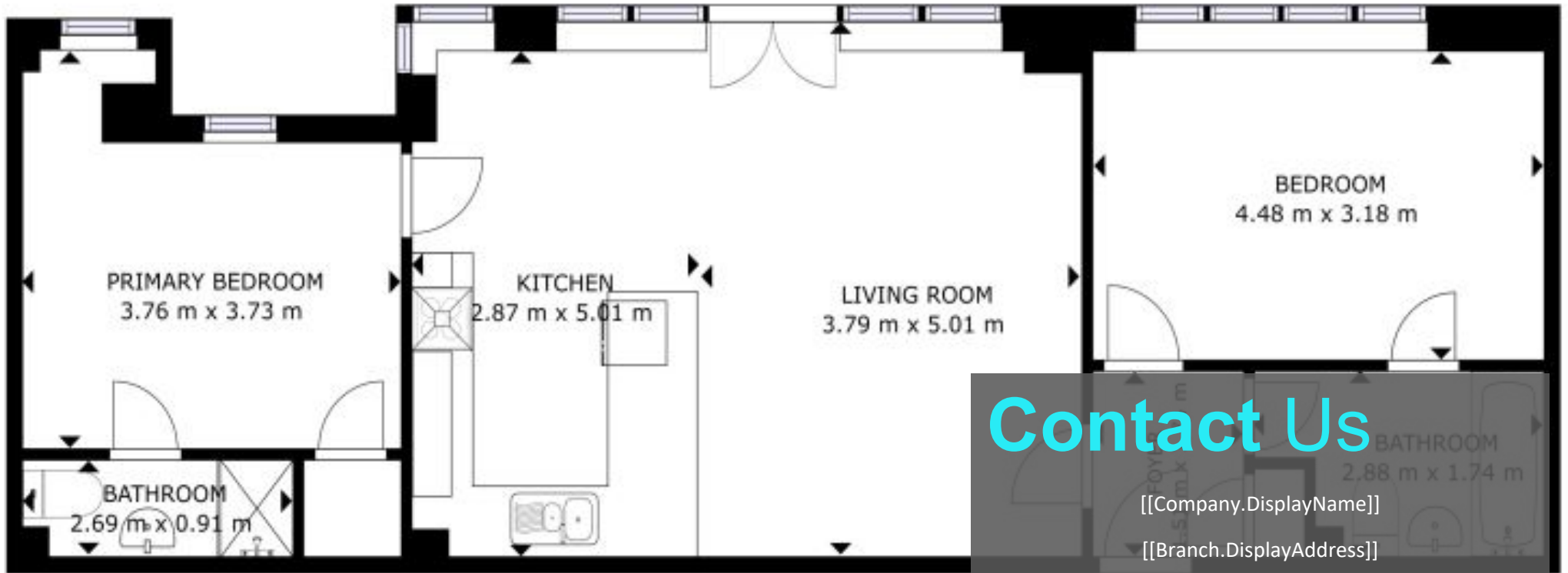
Talk to one of our friendly team today for expert advice and a free no obligation valuation.

Parkgate
£210000.00

The Rights, Utilities, and Restrictions

| Total Floor Area: 67 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 |

Parkgate
£210000.00



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**