



218 Parkgate, NG1 5AP

£210000.00

A Summary

| City Centre Living | Two Double Bedrooms | Open Plan Style | Private Balcony |
Modern Apartment | First Time Buyers | Buy To Let Investors | En-suite Shower
Room | No Upward Chain | Great Transport Links | Close To Amenities | Secure
Car Park | Private Storage Locker |

Parkgate
£210000.00

Story of the house

In the vibrant City Centre, Comfort Estates proudly presents this modern apartment that has been recently modernised throughout. Boasting seamless living space, and immediate access to a range of conveniences such as shops, dining spots, cultural hubs, and entertainment venues, all just a few steps away. Nestled on Upper College Street, this residence enjoys excellent public transport and major roadways, including the M1, A46, and A52 making commuting a breeze with a secured private car park below. This property features a must see, open-plan living style with huge windows to the front aspect and access to a balcony, the ideal space to enjoy your morning coffee.

With no upward chain, this apartment is not to be missed!



The Summary

The property comprises two double bedrooms with the master benefitting from a three-piece en-suite. The popular Parkgate building has a modern feel throughout and this apartment is no exception. Offering plenty of natural light across the open-plan living area, a viewing is highly recommended. Offered to the market with no upward chain, the apartment is suitable for both first-time buyers and buy-to-let investors. A unique opportunity to acquire a sizeable property ready to move into, with a private storage locker is situated perfectly to enjoy some peace but within walking distance to the city centre - a fine balance for most buyers. There is an annual service charge of approximately £2,427.84.

Parkgate
£210000.00

The Entrance Hall

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

Parkgate
£210000.00

The Open Plan Kitchen & Living Room

A bright and spacious open plan kitchen and living room is ideal for those who enjoy socialising whilst they are entertaining. The living area has two double glazed windows and double glazed doors leading out to the balcony. The kitchen is fitted with a good range of base and wall mounted units with inset sink and drainer, an integrated oven and hob with extractor fan over, integrated fridge and freezer, integrated dishwasher. The kitchen has been freshly tiled to splashback and preparation areas.

Parkgate
£210000.00

The Bedroom One

A spacious master bedroom with a large double glazed window providing a light and airy feel. A door leads into the En-suite Shower Room.

Parkgate
£210000.00

The En-suite Shower Room

Fitted with a three piece suite comprising: low level WC, pedestal wash hand basin and shower cubicle. There is tiled flooring, a heated towel rail, mirror and tiling to wet areas.

Parkgate
£210000.00

The Bathroom

A modern bathroom fitted with a three piece suite comprising low level WC, wash hand basin shower over the bath. There is a heated towel rail and tiled flooring.

Parkgate
£210000.00

The Bedroom Two

A good-sized second bedroom with two double glazed windows overlooking Upper College Street, letting in plenty of light.

Parkgate
£210000.00

The Allocated Parking Space

An allocated, secure, underground 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

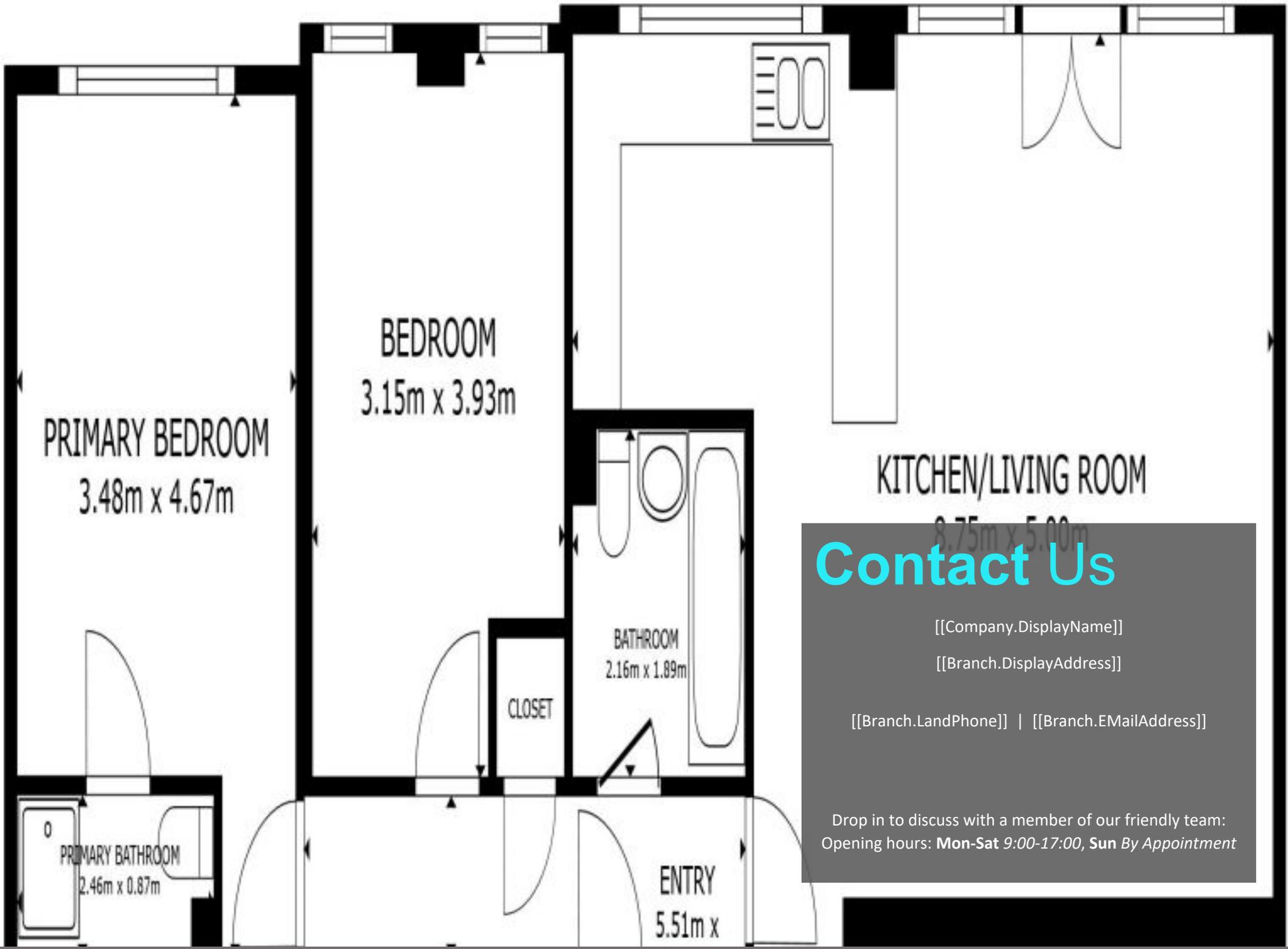
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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



PRIMARY BEDROOM
3.48m x 4.67m

BEDROOM
3.15m x 3.93m

KITCHEN/LIVING ROOM
8.75m x 5.00m

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*

BATHROOM
2.16m x 1.89m

CLOSET

PRIMARY BATHROOM
2.46m x 0.87m

ENTRY
5.51m x