



Modern 2 bedroom ground floor apartment

Apartment 1, 14 Castle Boulevard, Nottingham

Leasehold

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Located 500m from the city centre • Exceeding 1000sqft of accommodation • Two double bedrooms, one en suite • Bright, open plan lounge diner • High specification fitted kitchen • Gated off street parking space

Location

This impressive residential development, completed just 4 years ago is set immediately below the grounds of Nottingham Castle within the private Park Estate. The development lies within easy reach of the City Centre where there are an excellent range of shops, restaurants, bars and leisure facilities. Nottingham Train Station is also within easy reach, just 500m from the development, offering rail access to London in 1 hour and 38 minutes.

Property

14 Castle Boulevard is an exclusive development of 6, two bedroom luxury apartments formed around a Landmark building set below Nottingham Castle. Great care and attention to

detail has been given to the specification of the apartment, with LED lighting, Cat 5 wiring, video entry system, an independent alarm and mid level wall T.V points in a number of rooms. In addition to access from the main entrance lobby of the building, this particular apartment also benefits independent gated access directly from Castle Boulevard into the kitchen area.

Accommodation

The internal hallway off the main entrance lobby leads onto the extent of the accommodation on offer.

Pleasant, bright open plan living room with a dual aspect to the north east elevations, featuring light wood grain laminate flooring and a half height opening



through to the kitchen area.

Separate kitchen area incorporating high gloss grey base and wall units with attractive white marble effect granite work surfaces. A range of Neff appliances are fitted throughout the kitchen to include a built-in oven, a microwave, an integrated fridge and separate freezer, induction hob with extractor above, an integrated Neff dishwasher and a one and a half bowl inset sink unit with Insinkerator food waste disposal unit. The concealed Worcester wall mounted boiler is also located within the kitchen, providing under floor heating and hot water. Directly off the hallway is the useful utility room with Vent-Axia air handling/ventilation system and plumbing for appliances. The generous master bedroom sits to the south elevation, enjoying fitted wardrobes and a spacious, fully tiled en suite shower room, with large walk-in shower with a rainfall shower

head and shower attachment, an integrated wash hand basin & low level W.C, fitted cupboards, an illuminated wall mounted mirror and large heated towel rail. Bedroom two is also of an adequate size to hold a double bed, benefitting mirror fronted fitted wardrobes and a window out to the side aspect.

Fully tiled principal bathroom suite with an integrated wash hand basin, a panelled bath with shower over, a low level W.C, built-in cupboards, a wall mounted illuminated mirror and large chrome heated towel rail. The development is accessible both from the vehicular access off Pevill Drive and the gated vehicular entrance from Castle Boulevard. The apartment has an allocated parking space within the secure, gated car park and access in to the main Castle Point building to a secure storage room.



Castle Boulevard, Nottingham

Main House gross internal area = 1,011 sq ft / 94 sq m

Remote Storage gross internal area = 159 sq ft / 15 sq m

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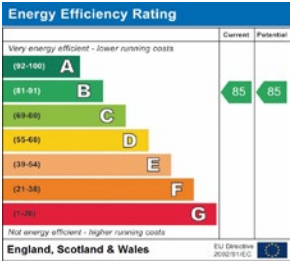
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Ground Floor

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