



A STUNNING TWO BEDROOM PENTHOUSE APARTMENT

261 RIVER CRESCENT, WATERSIDE WAY, NOTTINGHAM



AN IMMACULATELY PRESENTED PENTHOUSE APARTMENT WITH SUPERB RIVER VIEWS

261 RIVER CRESCENT
WATERSIDE WAY, NOTTINGHAM

Two double bedrooms ♦ two bathrooms
open plan living area ♦ larger than average balcony
♦ underground parking
♦ far reaching views ♦ EPC rating = D

Location

This prestigious development is located close to the banks of the River Trent, Nottingham Racecourse and Colwick Country Park. The apartment offers a waterside location with easy access into Nottingham City Centre which is approximately 2.5 miles, daily rail services depart frequently from Nottingham to London St Pancras taking approximately 110 minutes.

Description

Located on the top floor of the impressive River Crescent Development, this spacious two bedroom apartment is immaculately presented and offers stunning views of the River Trent with a contemporary finish throughout. The apartment boasts an amenable layout with a well-proportioned lounge diner, boasting high quality Jacaranda carpets and full height glazing.



The semi open plan kitchen is fitted with a range of beech effect wall and base units with granite work surfaces. Integrated appliances include a CDA fridge freezer, CDA oven, CDA 4 burner electric hob and a CDA dishwasher. There is a sliding door from the living room to the fantastic balcony area, overlooking the River Trent and communal gardens.

Sat to the west aspect, the master bedroom features a good range of built-in wardrobes and a modern, refurbished en suite with shower, hand wash basin, chrome heated towel rail, mirror storage unit, Porcelanosa tiling and W.C. There is a further double bedroom and a main bathroom which has also been refurbished with shower over the bath, hand wash basin, heated towel rail, Porcelanosa tiling and W.C as well as a mirror storage unit.

Apartments within the River Crescent Development benefit from the use of a fully equipped gym, leisure and spa facilities. There is also an indoor heated swimming pool and a business suite, which is fully available for the use of residents.

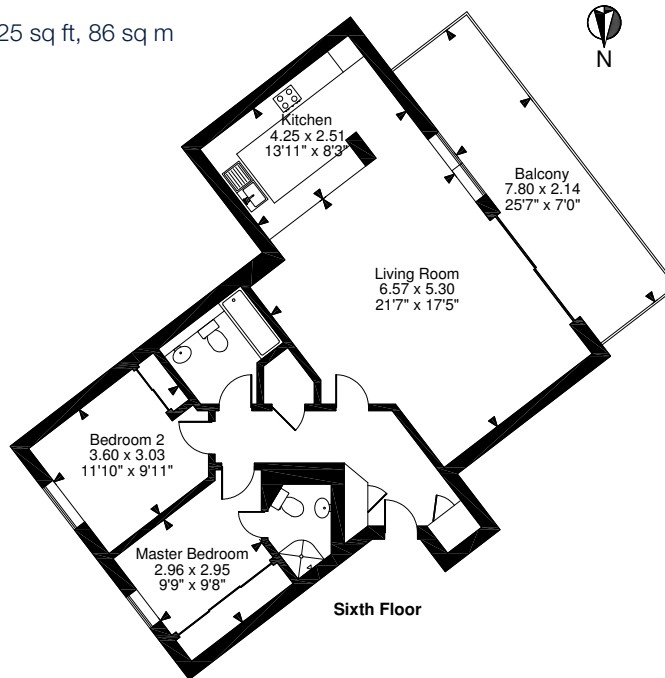
The apartment benefits an allocated parking space within the secure, gated underground carpark, with ample visitors parking also available.

Outside, a riverside footpath skirts the perimeter of the grounds and there are pleasant landscaped gardens maintained to a high standard which can be enjoyed by all residents.



FLOORPLANS

Main House gross internal area: 925 sq ft, 86 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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