



£132,900

Flat Watermark House, Watermark Close, Nottingham

Apartment | 2 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Carpets throughout
- chain free
- Close To Local Amenities
- Close to local shops
- Combi Boiler
- Ensuite Shower
- Extra room/single bed/dressing room/study
- First Floor Apartment
- Fitted Kitchen
- Gas central heating

Property Description

A beautifully presented modern two-bedroom ground-floor apartment, offering stylish and contemporary living throughout. The property benefits from a secure entry system, a spacious open-plan kitchen and living area, an en-suite shower room to the principal bedroom and allocated parking.

Main Particulars

Situated within the popular Watermark House development, this well-presented two-bedroom ground-floor apartment offers modern and spacious accommodation in a highly convenient location, with excellent transport links and easy access to Nottingham City Centre.

Accessed via a secure communal entrance, the property opens into a welcoming hallway leading to a generous open-plan kitchen, dining and living area. Filled with natural light and featuring a Juliette balcony, this versatile living space is ideal for both everyday living and entertaining. The principal bedroom benefits from an en-suite shower room, while the second double bedroom is served by a contemporary family bathroom.

The apartment is heated via a gas combination boiler, providing central heating and hot water, and further benefits from an allocated parking space. Please note that whilst the apartment is situated on the first floor, it appears as a ground-floor apartment from the front elevation of the building.

Recent external cladding remediation works have been undertaken to the development and are nearing completion.

The property enjoys a convenient position close to a wide range of local amenities, including convenience stores, cafés, takeaways, pharmacies and everyday services. David Lane shopping parade and The Rise Park Centre are both within easy reach, whilst larger supermarkets including Aldi, Lidl, Tesco Express, Sainsbury's Local and Asda Supercentre at Bulwell are all nearby.

Ideal for commuters, David Lane NET Tram Stop is within walking distance and provides direct services to Nottingham City Centre, Nottingham Railway Station, Hucknall, Phoenix Park, Queen's Medical Centre and Toton Lane. Frequent Nottingham City Transport bus services also operate locally, whilst the A610, A6514 Ring Road and Junction 26 of the M1 are all easily accessible by car.

For those who enjoy outdoor leisure activities, Bulwell Hall Park, Bulwell Forest Golf Club and Phoenix Park are all close by. Nottingham City Centre is just a short journey away and offers an extensive selection of shops, restaurants, bars, theatres and entertainment venues.

The area is also well served by a range of educational facilities, including Heathfield Primary & Nursery School, Whitemoor Academy, Ellis Guilford School and Nottingham Free School.

Combining modern accommodation, excellent transport connections and convenient access to local amenities, this attractive apartment presents an ideal opportunity for first-time buyers, professionals and investors alike.

AI Enhancement Disclaimer:

Some images have been digitally enhanced and virtually staged using AI technology for illustrative marketing purposes. Furniture, décor, and styling elements shown may not be present at the property. Prospective purchasers should rely on physical viewings and the property particulars for an accurate representation of the

accommodation.

Disclaimer

Prospective purchasers are strongly advised to view the property in person and review all available marketing material before making any commitment.

In accordance with Money Laundering Regulations, successful purchasers will be required to provide satisfactory proof of identity.

These particulars do not constitute part or all of an offer or contract.

The text, photographs and floor plans are provided for guidance only and are not necessarily comprehensive.

Any measurements quoted are approximate and should not be relied upon as statements of fact. Purchasers should verify all measurements independently.

Buyers should make their own enquiries regarding fixtures, fittings, services, parking arrangements and any other matters of importance.

Prior to exchange of contracts, full details of the property's condition, tenure and contents will be confirmed within the legal documentation. Purchasers should ensure they have carefully reviewed all relevant documents before proceeding.

Take a look at the video tour attached to the listing.

Council Tax Band: B (Nottingham City Council)

Tenure: Leasehold (100 years)

Parking options: Off Street

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Accessibility measures: Not suitable for wheelchair users

Restrictions: Running business from property

Rights & easements: Registered easements

"2.1. Not to use or permit the Land or any part thereof to be used for any retail purpose falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987 as at the date of this deed ("Retail Use")

Entrance/Hallway w: 1.45m x l: 1.72m (w: 4' 9" x l: 5' 8")

With 'handy' boiler cupboard/storage

Kitchen/lounge w: 4.33m x l: 5.82m (w: 14' 2" x l: 19' 1")

Bright and airy, Juliette balcony, fitted kitchen and large storage cupboard.

Bedroom 1 w: 3.18m x l: 3.36m (w: 10' 5" x l: 11')

Double room with window to front elevation and ensuite shower room

En-suite w: 1.27m x l: 2.29m (w: 4' 2" x l: 7' 6")

Shower, modern sink and WC

Bedroom 2 w: 2.54m x l: 3.07m (w: 8' 4" x l: 10' 1")

Double room with window to front elevation

Bathroom w: 1.43m x l: 2.55m (w: 4' 8" x l: 8' 4")

Three piece bathroom suite

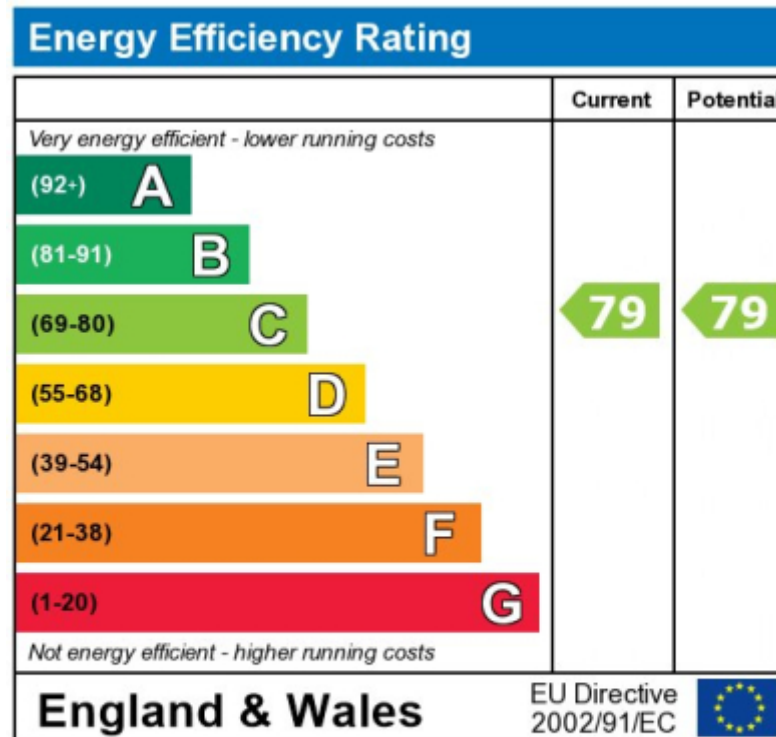




Watermark House
NG5 - Carrington
Not to Scale - For illustration purposes only

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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