



17 Plover Wharf, Nottingham, NG7 1TL

Asking Price: £140,000

This well-appointed ground floor flat at Plover Wharf offers a thoughtfully designed living space that feels both practical and welcoming from the moment you step inside. Entering through a generous hallway, you immediately get a sense of the flow and connectivity that makes this home so easy to live in day to day.

The reception room is the social heart of the flat, a bright and comfortable space that benefits from patio doors opening onto a balcony, flooding the room with natural light.

The kitchen sits just off the reception room and is a well-planned, functional space with dedicated room for appliances and a practical layout that makes the most of what's available. It's a proper working kitchen that will suit anyone who enjoys cooking without requiring compromise.

The bedroom is a genuinely restful retreat, complete with a fitted double wardrobe that keeps everything neatly tucked away and frees up floor space to make the room feel as spacious and personal as possible. It's the sort of detail that makes daily life just that little bit easier.

The bathroom is a well-appointed space with a full suite including bath with electric shower over, toilet, and basin, while a dedicated storage cupboard off the hallway adds further practical convenience that is always appreciated in a flat of this kind.

Situated within a quiet residential area of Marina Park, this is a home that suits first-time buyers or investors alike. The location adds considerably to its appeal - the City Centre is within easy walking and cycling distance via the canal side and dedicated routes, everyday shopping is close at hand with retail park amenities nearby, and excellent transport links provide tram connections to the Queen's Medical Centre, the University of Nottingham, and Nottingham Train Station. A sensible layout, easy access, and Nottingham's waterside setting right on the doorstep, make this a home that is genuinely appealing.

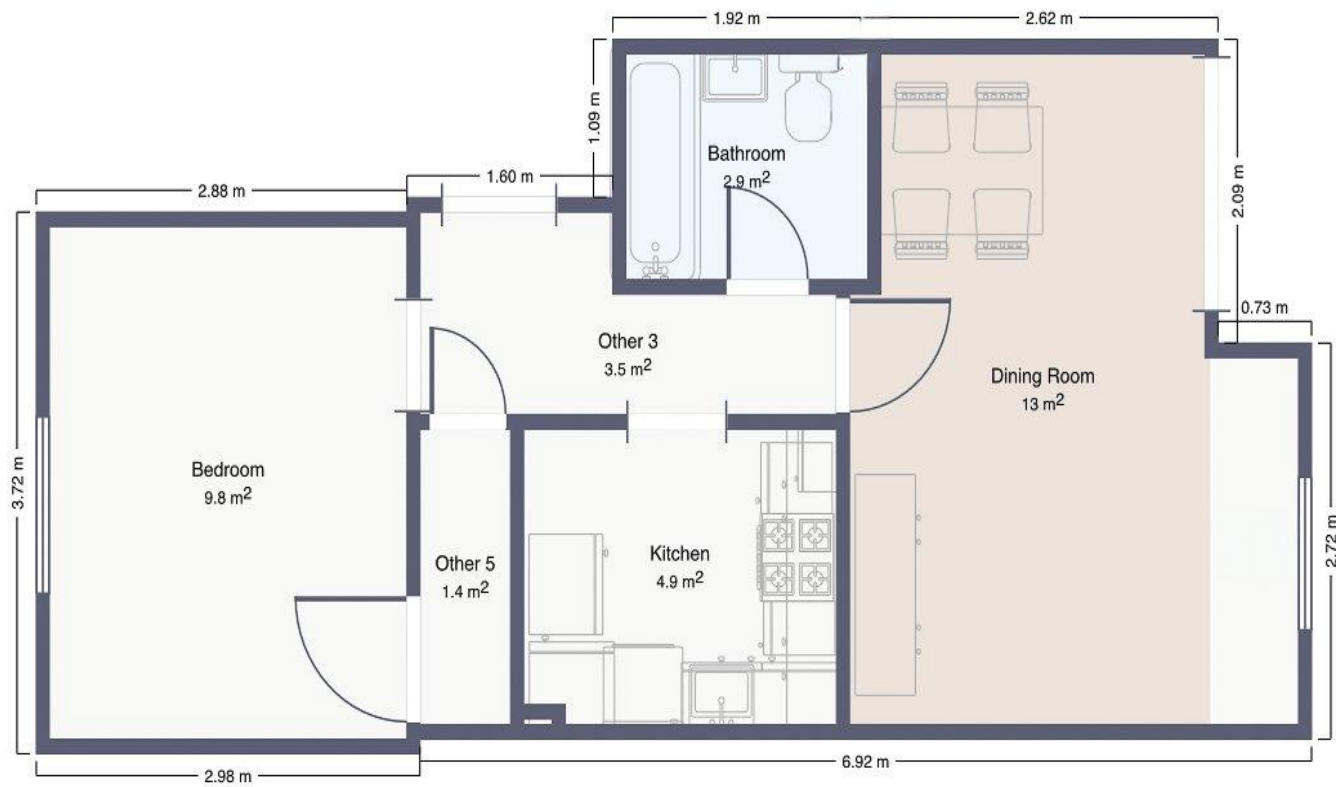
Accommodation & Amenities

- Ground floor, one bedroom flat located within the established Plover Wharf development in Nottingham
- Bright and comfortable reception room with patio doors providing natural light and direct outside access
- Well-fitted kitchen with dedicated appliance space and a practical, efficient layout
- Generously sized bedroom complete with fitted double wardrobe providing excellent built-in storage
- Full family bathroom comprising bath with electric shower over, toilet, and basin
- Dedicated storage cupboard off the hallway, adding useful additional space
- Sensible and well-connected floor plan that flows naturally between rooms
- Ideal for first-time buyers looking to get onto the property ladder
- Strong investment potential with good lettability in a well-connected area of Nottingham





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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