

LAKE SIDE

RESIDENCES

LAKE SIDE HOUSE, ELECTRIC AVENUE, NOTTINGHAM NG2 1RU



LAKE SIDE

A STYLISH COLLECTION OF NEW 106 STUDIOS AND ONE BED APARTMENTS SET IN ITS OWN GROUNDS WITH THE WIDEST ARRAY OF IN-HOUSE AMENITIES IN NOTTINGHAM. LOCATED ON THE EDGE OF THE RIVER LEEN, THIS IS ASPIRATIONAL CITY LIVING WITH A RELAXED WELLNESS VIBE.



LARESIDE ELECTRIC AVENUE, NOTTINGHAM NG2 1RU



PRICE

STUDIO FROM £149,995
ONE BED FROM £164,995

COMPLETING

SUMMER 2027

GROWTH

16% PREDICTED
GROWTH BY 2028

£2BN

OF PLANNED LOCAL
INVESTMENT

INVEST

MONTHLY PAYMENTS
FROM £1,720

LOCATION

1.9 MILES FROM NOTTINGHAM
CITY CENTRE

OVERVIEW

- APARTMENT SIZES: 420 – 581 SQFT
- LIFT: YES
- PARKING: AVAILABLE TO PURCHASE
- PLANNING CONSENT:
PERMITTED DEVELOPMENT
- DEVELOPER/CONTRACTOR: ALB
- SERVICE CHARGE:
£1,000 (ESTIMATED)
- GROUND RENT: ZERO LEGALS
- LEASE TERMS: 999 YEARS
- FREEHOLDER: PROSPERITY DEVELOPMENTS
- WARRANTIES: PROPERTY WILL HAVE THE
BENEFIT OF WARRANTY COVER TO BE
PROVIDED AT COMPLETION ACCEPTABLE
UNDER THE CML PROVISIONS TO BARCLAYS
- BANK PLC OR EQUIVALENT. BUILDING
WARRANTY PROVIDED BY EITHER NHBC,
ZURICH MUNICIPAL, PREMIER
GUARANTEE, LABC OR BUILD ZONE
- LEGALS: FELDON DUNSMORE ORCHARD
COURT, 4 BINLEY BUSINESS PARK,
HARRY WESTON ROAD, COVENTRY, CV3 2TQ
- CLIENT LEGALS: ARCH LAW
T: 0333 242 3976
E: MARTIN.MCQUEEN@ARCH.LAW
W: WWW.ARCH.LAW

AERIAL SITE PLAN VIEW







LET
LIFE
FLOW.
LAKE
SIDE

CONCIERGE.
RESIDENTS' GYM.
SHARED LOUNGE.
GARDENS.
COURTYARD.
WORKSPACE.
MEETING ROOMS.
CINEMA LOUNGE.
GAMES ROOM.
YOUR SPACE.
IT'S ALL HERE.





THE BODY
ACHIEVES
WHAT THE MIND
BELIEVES





PRIVATE GATED ACCESS TO DEVELOPMENT



THE OTHER SIDE OF THE STORY

LOCATED JUST 1.9 MILES (10 MINUTES) FROM CENTRAL NOTTINGHAM, LAKESIDE OFFERS THE PERFECT BALANCE OF TRANQUILITY AND CONVENIENCE — A PEACEFUL RETREAT FROM THE HUSTLE AND BUSTLE OF CITY LIFE, WITH EASY ACCESS FOR BOTH BUSINESS AND LEISURE.

NOTTINGHAM IS A CITY BRIMMING WITH GREENERY, RICH IN HISTORY, AND FULL OF LIFE. KNOWN FOR ITS LEGENDARY PAST AND DYNAMIC CULTURE, IT HAS LONG BEEN A HUB FOR REBELS, INNOVATORS, AND TRAILBLAZERS—MOST FAMOUSLY, THE HOME OF ROBIN HOOD. WITH CAPTIVATING STORIES, REMARKABLE LANDMARKS, AND A THRIVING COMMUNITY OF INSPIRING INDIVIDUALS, NOTTINGHAM IS A CITY THAT BLENDS THE PAST, PRESENT, AND FUTURE WITH BOLD AMBITION.

NOTTINGHAM AND NOTTINGHAMSHIRE ARE EXPERIENCING A PERIOD OF SIGNIFICANT ECONOMIC TRANSFORMATION, WITH NUMEROUS MAJOR INVESTMENT OPPORTUNITIES ACROSS THE CITY AND COUNTY. THE CITY CENTRE ALONE OFFERS £2BN IN INVESTMENT POTENTIAL, WITH £650M WORTH OF CONSTRUCTION ALREADY UNDERWAY.

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A CITY WITH HIDDEN DEPTHS

ONCE CALLED 'THE QUEEN OF THE MIDLANDS' IN THE EARLY 20TH CENTURY, NOTTINGHAM TODAY OFFERS AN EXCITING MIX OF CREATIVE CULTURE, WORLD-CLASS SPORTS, AND EXCEPTIONAL HOSPITALITY.

FOOD & DRINK

NOTTINGHAM IS A PARADISE FOR FOOD LOVERS, BOASTING A DIVERSE RANGE OF DINING OPTIONS FROM ACROSS THE GLOBE. WHETHER YOU'RE IN THE MOOD FOR QUIRKY INDIE RESTAURANTS, UNIQUE DINING EXPERIENCES, HIDDEN COCKTAIL BARS, IT'S THE IDEAL DESTINATION FOR A DAY OR NIGHT OUT!

SHOPPING

TRADITIONALLY HOME TO TEXTILE MANUFACTURERS, LACE MAKING, AND INTERNATIONAL DESIGNER PAUL SMITH, NOTTINGHAM HAS ALWAYS BEEN FASHION FORWARD. YOU'LL FIND A WEALTH OF GLOBAL BRANDS, INDEPENDENTS, POP UPS, HIP COFFEE SHOPS AND VINTAGE VINYL.

EDUCATION & GRADUATE MARKET

HOME TO TWO WORLD-CLASS AND AWARD WINNING UNIVERSITIES, PROVIDING EDUCATION TO OVER 75,000 STUDENTS, THE CITY HAS A YOUNG DYNAMIC GRADUATE WORKFORCE. WITH MORE THAN A THIRD OF EMPLOYEES UNDER 30—THE CITY IS A VIBRANT HUB OF INNOVATION AND TALENT.



LAKE SIDE
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TAKE THE PLUNGE

ARTS & CULTURE

LIVELY AND DIVERSE, WITH A FANTASTIC RANGE OF GALLERIES, MUSEUMS, LIVE VENUES AND THEATRES WITH A PACKED EVENTS CALENDAR. MAJOR EVENTS INCLUDING LITERATURE AND MUSIC FESTIVALS BRING THOUSANDS OF VISITORS TO THE CITY EVERY YEAR. NOTTINGHAM'S GALLERIES DISPLAY A FINE COLLECTION OF CONTEMPORARY ART FROM LOCAL AND WORLD-RENOWNED ARTISTS.

NIGHTLIFE

THERE ARE PLENTY OF WAYS TO HAVE A GREAT NIGHT OUT IN NOTTINGHAM. THE CITY IS FULL OF QUIRKY BARS AND RESTAURANTS, NOT TO MENTION SOME GREAT LIVE MUSIC VENUES AND LONG-RUNNING NIGHTCLUBS.

TRANSPORT

NOTTINGHAM HAS INVESTED £1 BILLION IN THE CITY'S INFRASTRUCTURE AND BOASTS THE GREENEST BUS NETWORK IN THE UK, WITH RAIL TRAMS FOR CONGESTION FREE COMMUTING THROUGHOUT THE CITY. THERE IS EASY ACCESS TO THE MAIN MOTORWAY NETWORKS AND RAIL CONNECTIONS TO LONDON ST. PANCRAS, JUST 1 HOUR 40 MINUTES AWAY.

WHERE
THE
LIVING
IS EASY.
LAKE
SIDE.



DISTANCES LAKESIDE

CONNECTIONS LAKESIDE

BY CAR

	NOTTINGHAM CENTRE	→	1.9 MILES 10 MINS
	NOTTINGHAM TRAIN STATION	→	1.5 MILES 7 MINS
	UNIVERSITY OF NOTTINGHAM	→	0.5 MILES 5 MINS
	M1, J24 / EAST MIDS AIRPORT	→	12 MILES 20 MINS

LAKESIDE IS WELL-CONNECTED BY A NETWORK OF ROAD, RAIL, AND PUBLIC TRANSPORT, SO IT'S EASY TO GET WHEREVER YOU NEED TO GO.

THE LOCATION IS ACCESSED FROM THE A453 TWO MILES SOUTHWEST OF CENTRAL NOTTINGHAM. THE A453 AND THE A52 (0.5 MILES DISTANCE) PROVIDE DIRECT ACCESS TO JUNCTION 24- 26 OF THE M1 - THE THREE M1 JUNCTIONS WHICH SERVE NOTTINGHAM.

NOTTINGHAM TRAIN STATION IS ACCESSED BY THE A453 AND IS 1.5MILES NORTHEAST OF THE SITE.

FROM LAKESIDE, DIRECT LINKAGE IS PROVIDED TO CENTRAL NOTTINGHAM BY THE MEDILINK BUS ROUTE WHICH PROVIDES A CONTINUAL SERVICE THROUGHOUT THE DAY AT APPROXIMATELY TEN-MINUTE INTERVALS FROM THE QUEENS DRIVE 450 SPACE PARK & RIDE (0.25MILES FROM LAKESIDE) TO CENTRAL NOTTINGHAM.



PROSPERITY

INVESTMENT SIMPLIFIED

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