



1 FLETCHERGATE, NOTTINGHAM, NG1 1QR ASKING PRICE £210,000

2 bedrooomed apartment with panoramic view over the City Centre. The property is close to a number of popular bars and restaurants as well having excellent transport links.

The property comprises 2 double bedrooms, spacious entrance hallway, open plan living space with laminate flooring. Comprehensive kitchen area with integrated appliances. En suite bathroom and separate shower room. Double glazing. Electric heating. Allocated secure parking for 1.

Maintenance charge (2022) £2014.86.

Current ground rent £250 per annum



HALLWAY

KITCHEN

LOUNGE

19'3" x 10'0" (5.87 x 3.05)

BEDROOM 1


11'3" x 20'0" (3.43 x 6.10)

BEDROOM 2

12'0" x 13'3" (3.66 x 4.04)

NOTE

Please note all dimensions are approximate

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	