



St James Street, Nottingham, NG1 6FH
Guide Price £150,000-£160,000 Leasehold

St James Street, Nottingham

1 Bedroom, 1 Bathroom

Guide Price £150,000-£160,000

- Extensively Renovated First Floor Apartment
- Bright & Spacious Interior
- Central Location - Just Off Old Market Square
- High Ceilings & Large Windows Throughout
- No Onward Chain
- Viewing Essential

GUIDE PRICE £150,000-£160,000. Extensively renovated throughout this one bedroom apartment blends a contemporary finish with charm and character benefitting from high ceilings and large windows throughout. The property shares a private entrance with just one other apartment and is situated on the first floor and comprises of a bright hallway, well proportioned dual aspect living/dining area with a refitted kitchen off. A spacious double bedrooms



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	45 E	
21-38	F		
1-20	G		

accompanies a modern refitted bathroom. Situated in the heart of the City Centre just meters from old market square, early viewing is strongly recommended to appreciate the space and accommodation available.

HALLWAY 16' 3" x 3' 5" (4.95m x 1.04m) With fitted carpet, two double glazed windows to the rear elevation, wall mounted electric panel heater, airing cupboard, intercom system and fitted ceiling spotlights.

LIVING/DINING AREA 17' 11" x 13' 4" (5.46m x 4.06m) With fitted carpet, two dual aspect double glazed windows to the front and rear elevations, two wall mounted electric panel heaters, ceiling light and three wall lights.

KITCHEN 7' 3" x 7' 1" (2.21m x 2.16m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a sink and drainer, splash back tiling, integrated electric oven, inset hob with extractor hood over, washing machine plumbing, wood effect vinyl flooring, double glazed window to the front

elevation and fitted ceiling spotlights.

BEDROOM 13' 11" x 9' 9" (4.24m x 2.97m) With a fitted carpet, double glazed window to the front elevation, wall mounted electric panel heater and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer taps and a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, part wall tiling, heated towel rail and fitted ceiling spotlights.





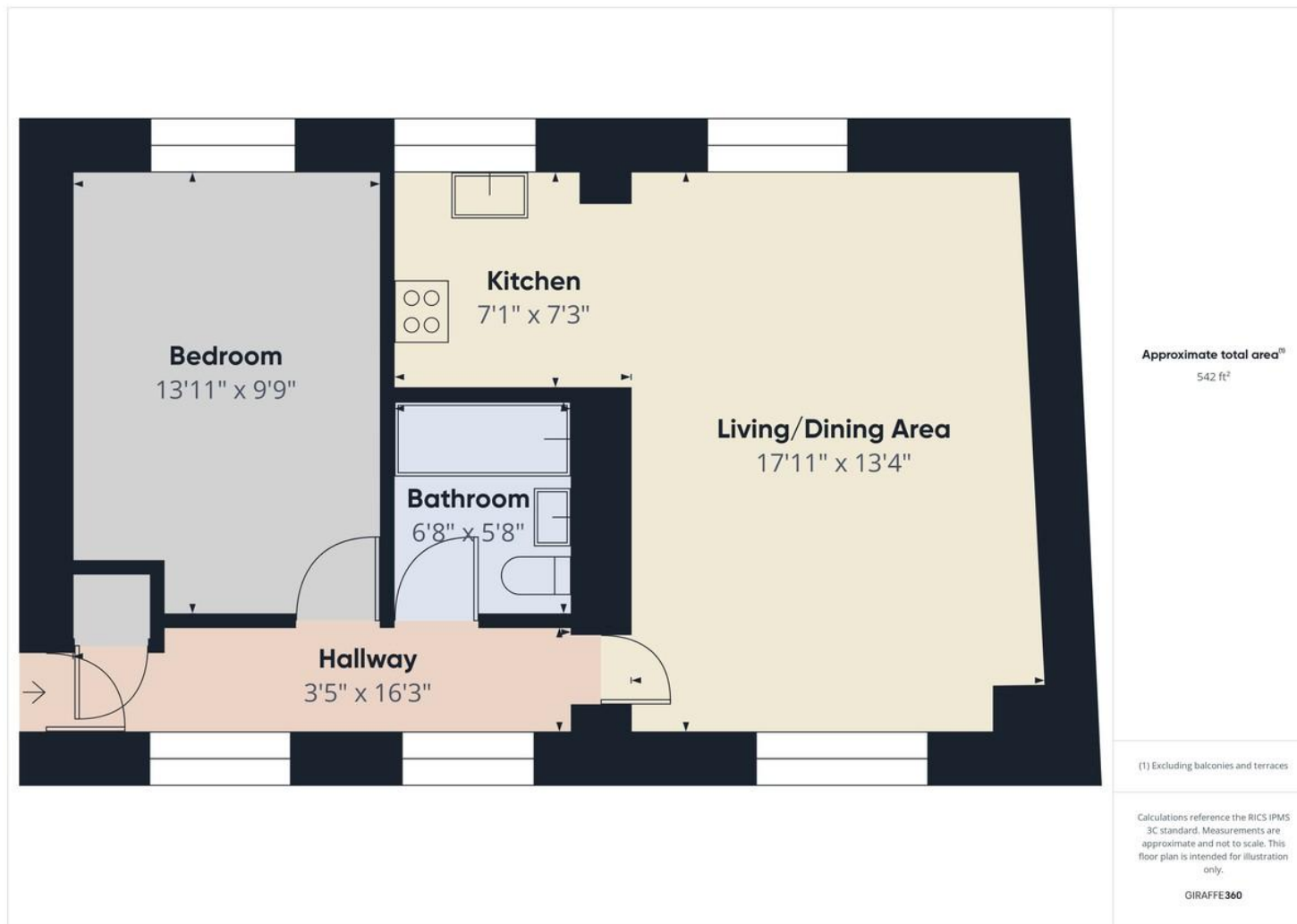
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