



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


MARTIN&CO

Second Floor Flat, 17 St James Street

1 Bedroom, 1 Bathroom

Guide Price £150,000-£160,000

- Renovated Second Floor Apartment
- Spacious Interior
- Light & Bright Throughout
- No Onward Chain
- Central Location - Just Off Old Market Square
- Suiting A Range Of Buyers

GUIDE PRICE £150,000-£160,000. At over 600 sq ft this deceptively spacious studio style one bedroom top floor apartment has been extensively renovated throughout offering an immaculate, move in ready finish ideal for a range of buyers. The accommodation - accessed via a private entrance shared with just one other apartment - briefly comprises of a hallway leading to a dual aspect living/dining area with a well proportioned double bedroom



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

off. There is a modern fitted kitchen and a refitted bathroom. Situated in the heart of the City Centre just off Old Market Square with an array of amenities on your doorstep, early viewing is strongly recommended.

HALLWAY With fitted carpet intercom system and wall light

LIVING/DINING AREA 17' 11" x 17' 9" (5.46m x 5.41m) With fitted carpet, four dual aspect double glazed windows to the front and rear elevations, three wall mounted electric panel heaters, ceiling light and three wall lights.

KITCHEN 12' 9" x 8' (3.89m x 2.44m) 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 rear elevation, wall mounted electric panel heater and fitted ceiling spotlights.

BEDROOM AREA 12' 9" x 9' 4" (3.89m x 2.84m) With a fitted carpet, double glazed window to the front elevation, wall mounted electric panel heater and fitted ceiling spotlights.

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, double glazed window to the rear elevation and fitted ceiling spotlights.







Approximate total area⁽¹⁾
607 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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