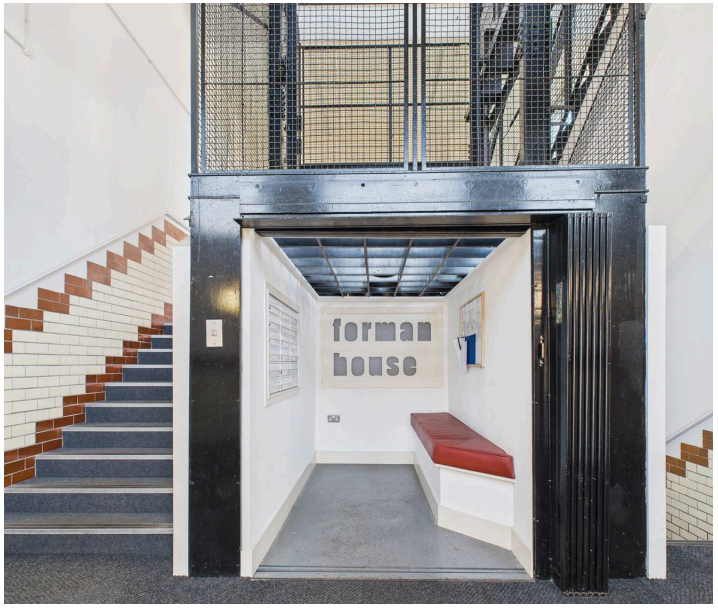
Flat 16, Forman House Hucknall Road, Nottingham - NG5 1QZ

Guide Price £130,000

DavidJames
the estate agent



Flat 16

Forman House Hucknall Road, Nottingham

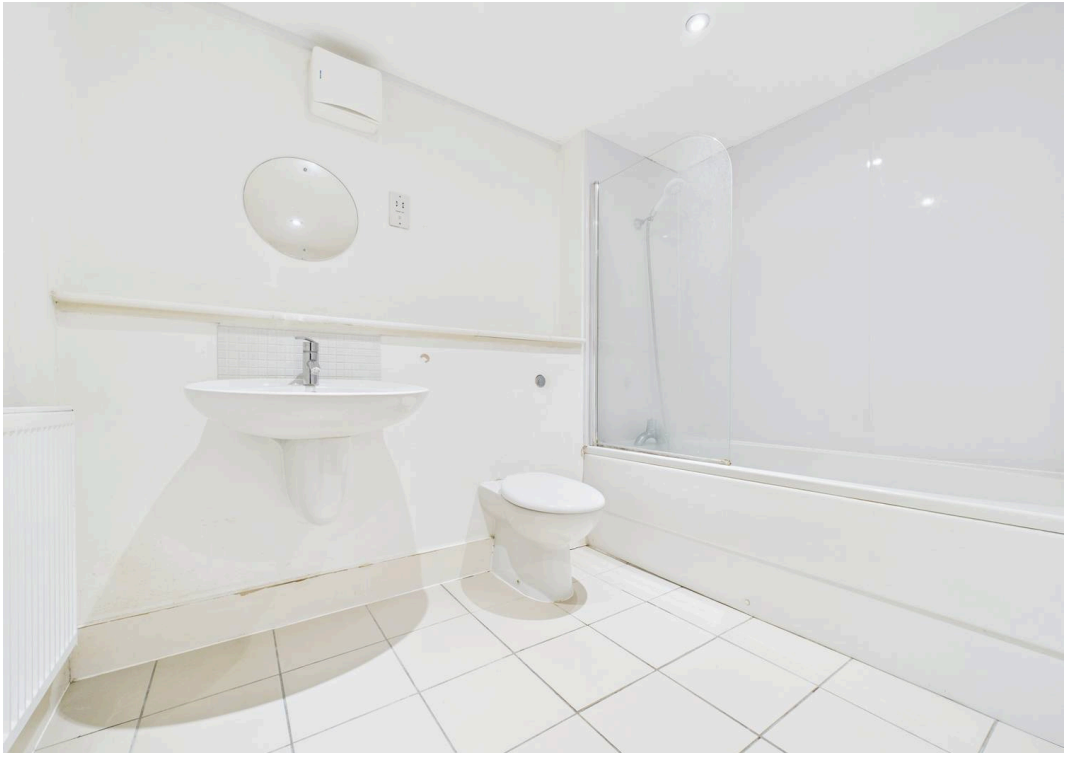
NO CHAIN! Contemporary duplex apartment within a converted characterful development in Carrington with modern design, 1 bedroom, open-plan living, parking and great links to Sherwood and the City!
Council Tax band: B

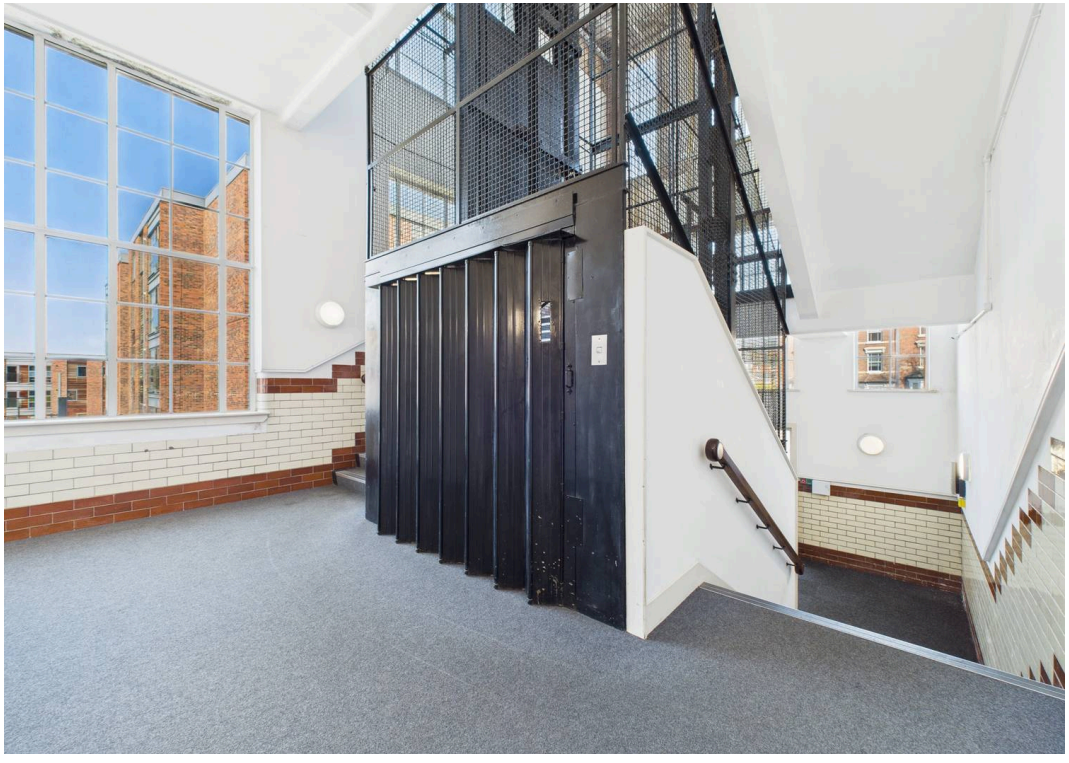
Tenure: Leasehold

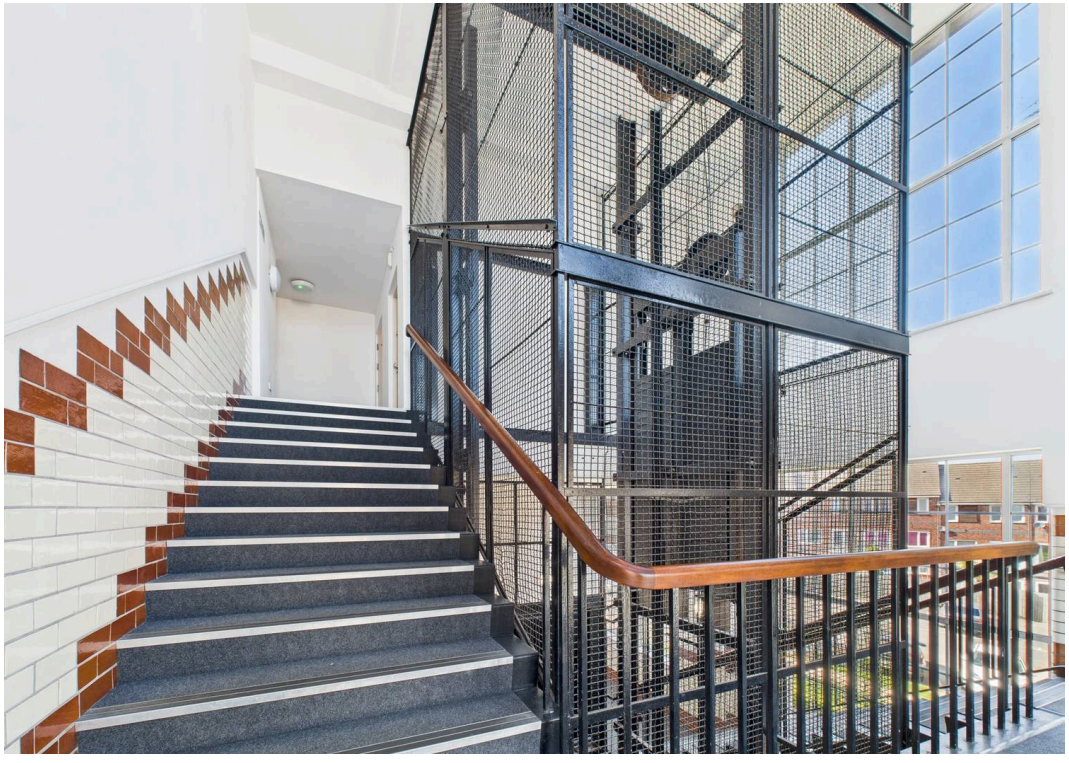
EPC Energy Efficiency Rating: C

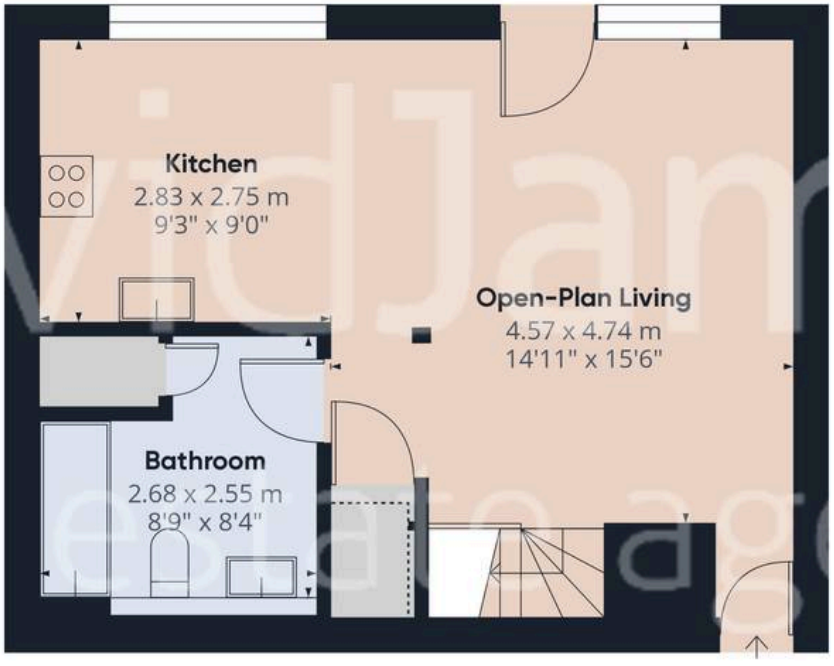
EPC Environmental Impact Rating:

- Contemporary second floor duplex apartment
- Well-presented throughout and offered with no upward chain
- Within easy reach of Sherwood's excellent amenities and restaurants
- Regular nearby transport links to Nottingham City Centre
- A great opportunity for first-time buyers or investors
- Modern open plan living/dining/kitchen area
- Double bedroom on top floor accessed via staircase
- Main bathroom with a three-piece white suite
- Allocated large secure storage cage in basement
- Allocated parking space to the rear









Floor 0

Floor 1

DavidJames
the estate agent

Approximate total area(1)

50.28 m²

541.22 ft²

Reduced headroom

0.24 m²

2.56 ft²

(1) Excluding balconies and terraces

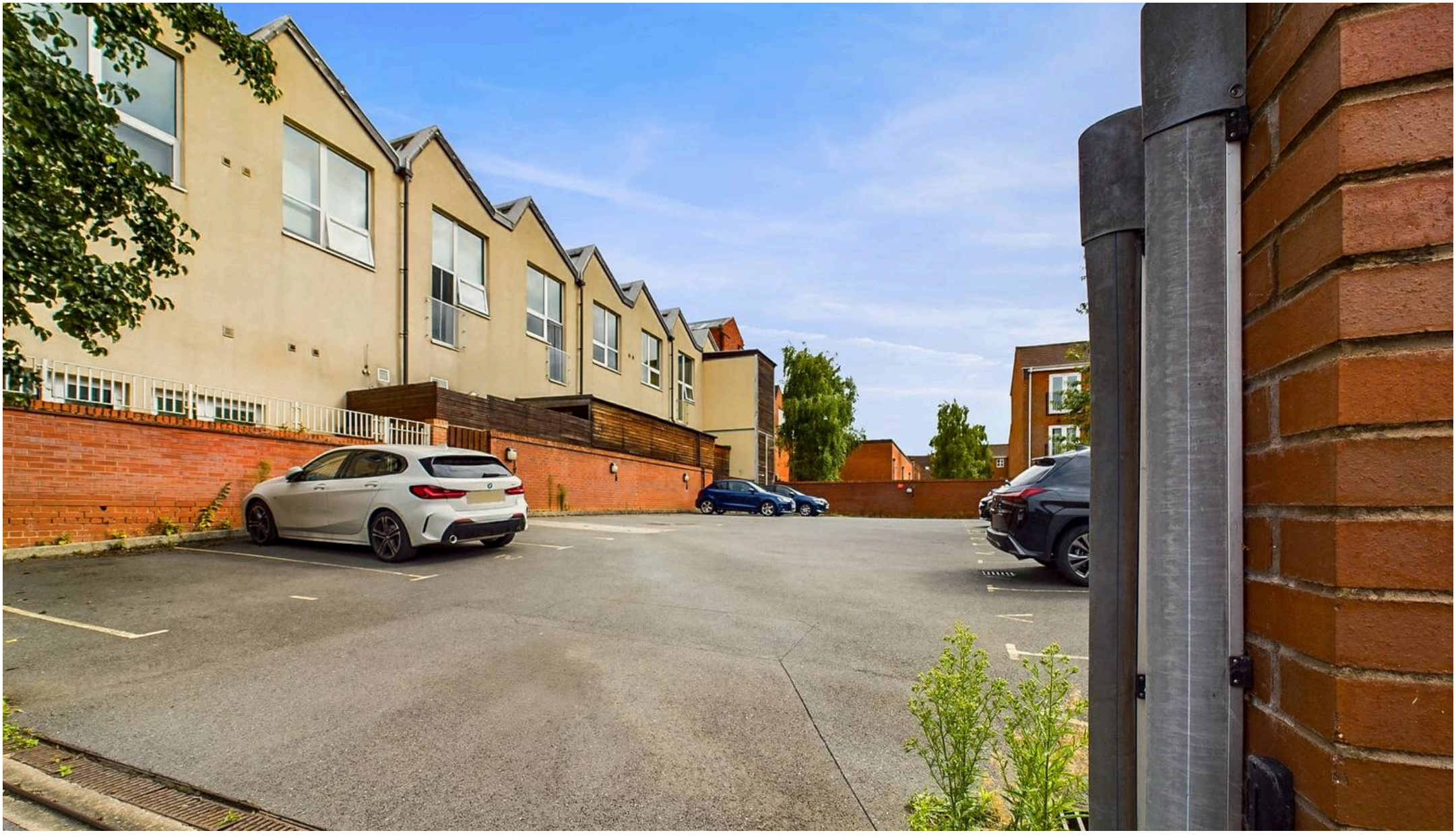
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.