



## Barker Gate Barker Gate, Nottingham, NG1 1JU

**Asking price £175,000**

\*\*\*INVESTORS ONLY\*\*\*

2-Bedroom, 1-Bathroom\*\*Spacious and Modern\*\*Excellent Local Amenities\*\*Perfect Buy to Let Opportunity\*\*Sought After Location\*\*

CityRise is thrilled to present this modern and spacious 2-bedroom, 1-bathroom apartment in the heart of Nottingham City Centre.

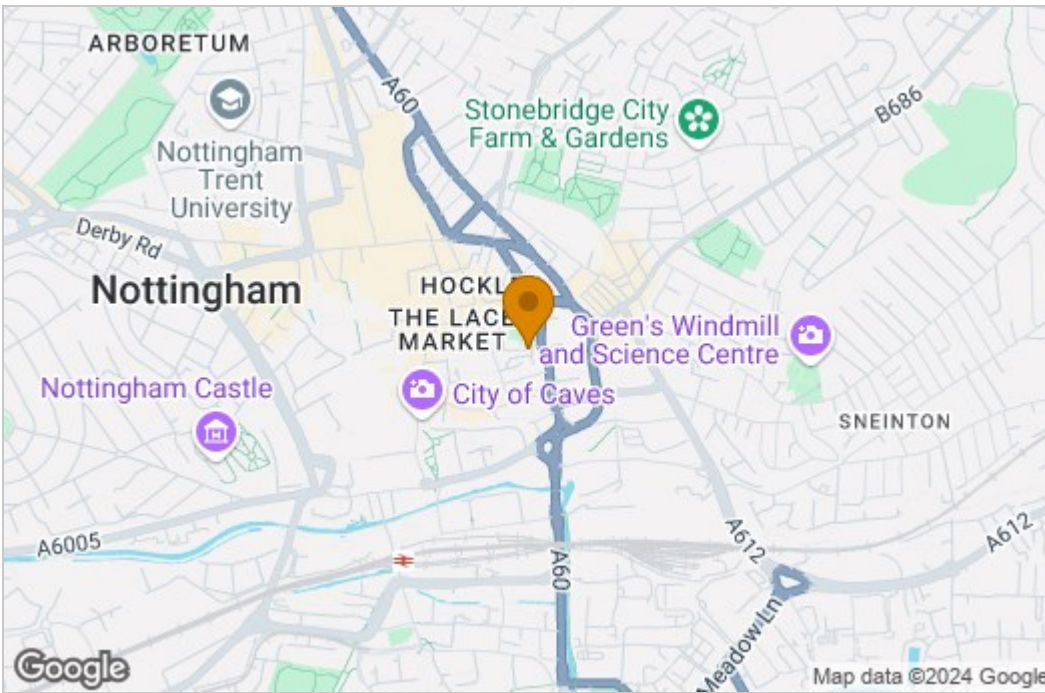
### The Property

This contemporary residence boasts an open-plan living area that seamlessly integrates a stylish kitchen and a bright, airy lounge. Both bedrooms are generously sized, allowing for comfortable living, while the sleek bathroom is designed with modern fixtures. The apartment features large windows that flood the space with natural light, enhancing the overall ambiance.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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