

121 Derby Road, Nottingham, NG1 5AD

GUIDE PRICE £125,000 - £135,000

We are delighted to offer this spacious, two bedroomed apartment to the market. Being situated in the heart of Nottingham's City Centre, and is close to all local transport links to the QMC, The University of Nottingham and Nottingham Trent University.

The apartment briefly comprises of an open plan kitchen/lounge, two bedrooms and a bathroom.

The photos are similar to the property on offer to market

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, Nottingham, NG1 5AD



- INVESTMENT OPPORTUNITY
- CURRENT RENTAL IS £1054 PCM
- SERVICE CHARGE APPROX £1798 P.A
- GROUND RENT APPROX £250.00 P.A
- EPC RATING B
- TWO BEDROOMS
- VIEWING ADVISED

FRONT ELEVATION

ENTRANCE HALL

BEDROOM ONE

BEDROOM TWO

BATHROOM WITH SHOWER
OVER

KITCHEN AREA LEADING TO
LOUNGE

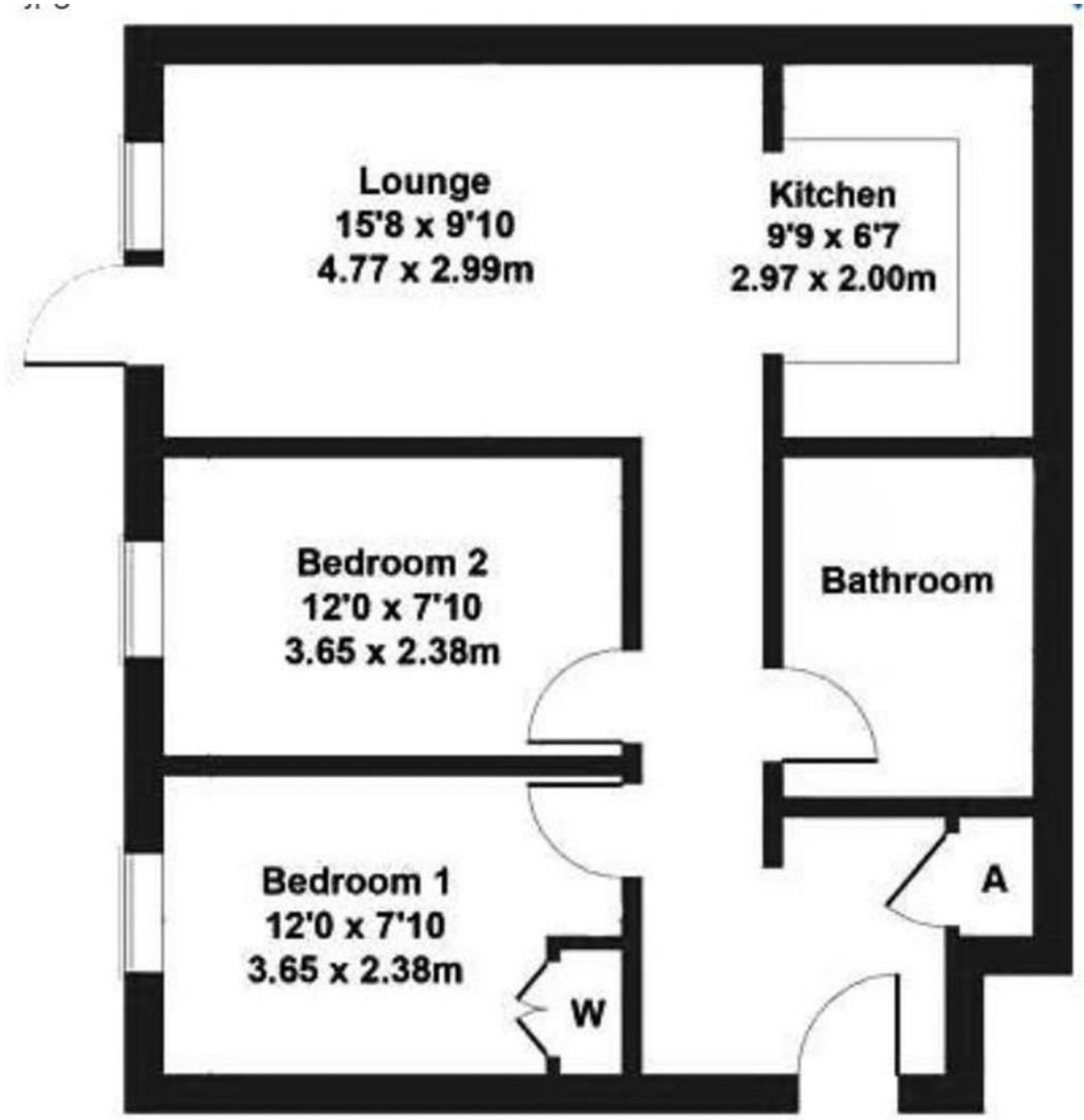
COMMUNAL GARDENS



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
		82	85			84	85
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>				<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	