

ELEGANT LIVING  
IN NOTTINGHAM



THE LACE MARKET QUARTER

HIGH PAVEMENT & SHORT HILL • NG1



**T**he Lace Market Quarter Apartments are a new development of attractive contemporary apartments situated in the historical Lace Market area of Nottingham. A combination of four restored listed buildings, complemented by two new five and seven storey buildings all surrounding a central courtyard, the development creates a relaxing space right in the heart of the city. Once the heart of the world's lace industry, the area is full of impressive examples of 19th Century industrial architecture and is now a protected heritage site. Since the 1970s the area has benefitted from council funding to refurbish the buildings which gives the area a huge amount of character. A real mix of old and new, the iron railings and old gas lamps mix seamlessly with the high spec offices, luxury apartments and a wealth of bars, restaurants and shops, all right on the doorstep of the development.

The Lace Market quarter is within easy reach of the amenities of Nottingham city centre. The mainline station and local tram stops are a short walk away, and the M1 is just 14 miles away. There is easy access to the surrounding area, including the University Park and the City Campus and Trent Bridge cricket ground is just over a mile away.

- Nottingham City centre**  
0.6 miles - 11 minute walk approx.
- Tram link (Lace Market Tram station)**  
0.2 miles – 4 minute walk approx.
- Nottingham Railway station**  
0.3 miles – 8 minute walk approx.
- University Park Campus**  
24 minutes by Tram approx.



## THE VIBRANCE AND CULTURE OF NOTTINGHAM AND ITS ENVIRONS

**N**ottingham really has it all. A rich history with awe-inspiring, heritage-rich architecture alongside cutting edge contemporary structures, an engaging and abundant city life for all ages, a world renowned university and verdant surrounding countryside. Sherwood Forest and the many castles in Nottinghamshire give this city its depth of character while culinary and cultural attractions are abundant and provide a range of selection for all pockets and preferences.

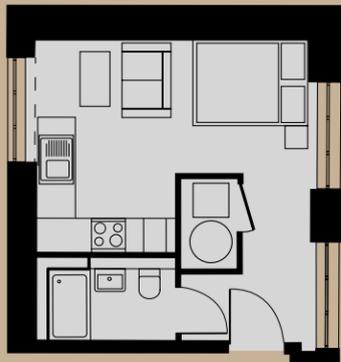
Benefitting from this sought after location, The Lace Market Quarter Apartments bask in the beauty and creativity of its surroundings including neighbouring Hockley, as well as the convenience of local and nationwide connectivity.



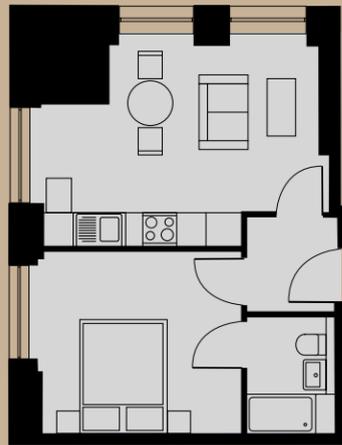
# THE LACE MARKET QUARTER – A PLEASURE TO BE APARTMENT LIVING

To live in the Lace Market Quarter Apartments is to be part of a new level of build-to-rent properties in one of the UK's most culturally rich areas. The residence boasts an excellent, elegant standard of homes built with sustainability and the benefits of social interaction and services at its heart. Residents have the ease of a monthly payment portal and the on-site maintenance team enable a high level of service and response.

EXAMPLE STUDIO



EXAMPLE ONE BED



EXAMPLE TWO BED



All floor plan examples shown are from Silk House.





#### OUR APPROACH

At Cording Residential our tenants' wellbeing is of great importance, therefore a responsive and conscientious service management team is key to residents' comfort and peace of mind. Smooth transitions into and out of apartments, and even moving on to another home in the Cording Residential family of buildings, are managed with efficiency and consideration. Our new and refurbished buildings are built to high standards whilst maintaining affordable rental rates, often with capped energy costs. Locations also enjoy excellent transport connectivity and amenities that help to promote healthy lifestyles for all.



#### RENTING FROM US

The Lace Market Quarter offers bespoke rental properties designed to offer a good standard living space which is maintained and managed by our Cording Residential team who are located at nearby Saffron Court. We have a range of studios, one bedroom, and two bedroom with two bathroom apartments, including duplexes, across the building along with car parking spaces available on request. Rents vary from unit to unit and floor to floor.



#### RESIDENTS' PORTAL

As a resident of The Lace Market Quarter you are automatically a member of the LMQ Club which gives you access to all our services through our residents' portal if preferred.



#### SERVICES

All of the services listed are a phone call away or accessed through the online LMQ portal. Residents will be covered by the Cording Residential Service Management team at nearby Saffron Court.



#### WHAT'S ON OFFER

Enjoying your time in your home at LMQ is important to us and our aim is to provide you with a well maintained, safe and secure home, so we offer agreements that will enable you to stay with us for a minimum of 12 months and up to 36 months by agreement.

- Zero Deposit scheme\*
- No hidden charges or fees
- Agreed response times for repairs
- No annual renewal fees
- References for future landlords

\*subject to terms and conditions

# SPECIFICATION

## GENERAL

Elka v-groove laminate flooring throughout the apartments  
Ample down lighters in every room  
White skirting  
Ample electric sockets  
Fitted wardrobes  
Schindler lifts

## BATHROOMS AND EN SUITE

Bath with Hans Groche thermostatic mixer shower  
Showers in two bedroom apartments and studios  
Roca basin on a white Perla top  
Johnson Kerrastar floor tiles  
Chrome heated electric towel rail  
Mirrored cabinet  
Full height tiling around the shower and bath

## KITCHEN

Integrated JTC kitchens with soft closing doors  
Durable worktop  
Stainless steel sink  
Bristan mixer taps  
Four ring hob  
Fan oven  
Stainless steel cooker hood  
Aluminium or glazed splashback  
Integrated dishwasher  
Washer/dryer  
Integrated fridge freezer

## SECURITY AND ACCESS

NSP Security hotel style door locking system for continued security  
CCTV around the building and in the foyers  
Push button door entry system  
Video entry system in each apartment  
Access to the car park is by fob

## SUSTAINABILITY

Electric car points in the car park  
Targetting a car club that promotes electric cars  
Electricity green energy supplier

## DECORATION

Dulux taupe walls  
White ceilings  
Oak faced paint grade front and internal doors





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CONTACT

[THELACEMARKETAPARTMENTS.COM](http://THELACEMARKETAPARTMENTS.COM)

A DEVELOPMENT BY

**CORDING**  
RESIDENTIAL   
AUTHENTIC LIVING SPACES