

HoldenCopley

PREPARE TO BE MOVED

Cliff Road, Nottingham, Nottingham NG1 1GT

£1,300 PCM

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LOCATION, LOCATION, LOCATION...

Discover the perfect city living experience with this two-storey apartment, ideally situated in the heart of the city centre. This exceptional property is surrounded by a wide array of local amenities, including shops, eateries, and more, making it an ideal choice for couples or working professionals. The welcoming entrance hall leads to the first floor, featuring two well-proportioned bedrooms and a contemporary three-piece bathroom suite. Ascend to the second floor to find a spacious living room, seamlessly connected to a fitted kitchen, perfect for entertaining and everyday living. Outside, the property offers convenient access to a garage equipped with an electric up-and-over door, providing secure parking and extra storage space. Nearby, the atrium entrance provides elevator access to the Lace Market and nearby Hockley

MUST BE VIEWED

Private entrance with Intercom

additional permit parking available





- Two Storey Apartment
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Close To Local Amenities
- Garage
- Additional Permit Parking Available
- Private Entrance With Intercom
- Close To Local Amenities
- 360 Virtual Tour Available





GROUND FLOOR

Garage

12'4" × 15'8" (3.78m × 4.80m)

The garage has ample storage, lighting, electrics, and an electric door.

Entrance Hall

4'9" × 4'0" (1.46m × 1.23m)

The entrance hall has carpeted flooring, and a composite door providing access into the accommodation.

Hallway

6'3" × 20'6" (1.91m × 6.26m)

The hallway has a wall-mounted heater, wood-effect flooring, and carpeted stairs providing access to the first floor accommodation.

FIRST FLOOR

Landing

The landing has two in-built cupboards, and carpeted flooring.

Bedroom One

10'4" × 15'1" (3.16m × 4.61m)

The first bedroom has a sash window, a wall-mounted heater, fitted wardrobe with sliding mirrored doors, recessed spotlights, and carpeted flooring.

Bedroom Two

11'8" × 6'2" (3.58m × 1.88m)

The second bedroom has a sash window, a wall-mounted heater, fitted wardrobe with sliding mirrored doors, recessed spotlights, and carpeted flooring.

Bathroom

10'3" × 4'8" (3.14m × 1.44m)

The bathroom has a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower and shower scree, a chrome heated towel rail, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, and access to the second floor accommodation.

Living Room

16'11" × 21'3" (5.17m × 6.49m)

The living room has two sash windows, a TV point, space for a dining table, and a wall-mounted heater.

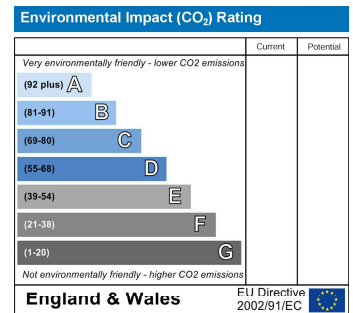
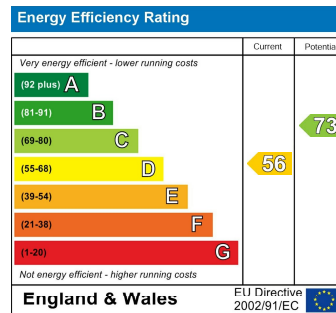
Kitchen

9'3" × 8'7" (2.83m × 2.63m)

The kitchen has a range of fitted base and wall units with a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, an integrated dishwasher, space for a fridge freezer, tiled splashback, and tiled flooring.

OUTSIDE

To the outside is a block paved area, and access to the garage.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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