



The Fruit Market, Nottingham NG1 1DE

welcome to

The Fruit Market, Nottingham

This is the last chance to own a brand-new duplex at The Fruit Market, the acclaimed development by award-winning developer Igloo. With previous phases selling out quickly, this final release represents a rare opportunity to secure a home in one of Nottingham's most exciting neighbourhoods.

Spread across two levels, the apartment has been completed to a high specification by a trusted local contractor. With an EPC rating of B, it combines modern design, energy efficiency and long-term value - equally attractive for owner-occupiers and investors.

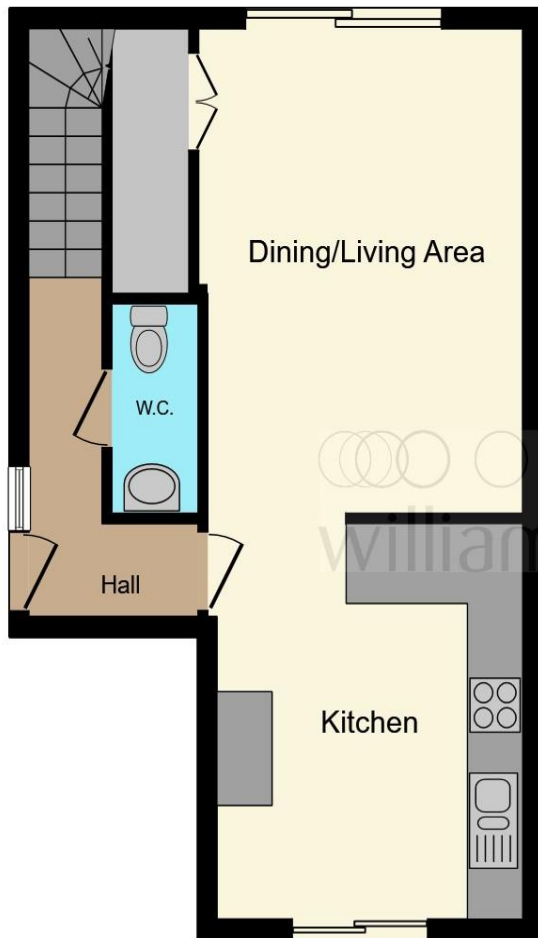
Fruit Market homes are designed around central courtyards providing residents with a tranquil green space. The courtyards are private and secure for residents access only and offer additional outdoor space beyond individual private garden areas.

Located on the edge of Nottingham City Centre, The Fruit Market sits at the heart of one of the UK's most successful independent café, retail and creative business scenes. With the city centre and train station, just a short walk away, making it an ideal base for modern urban living.

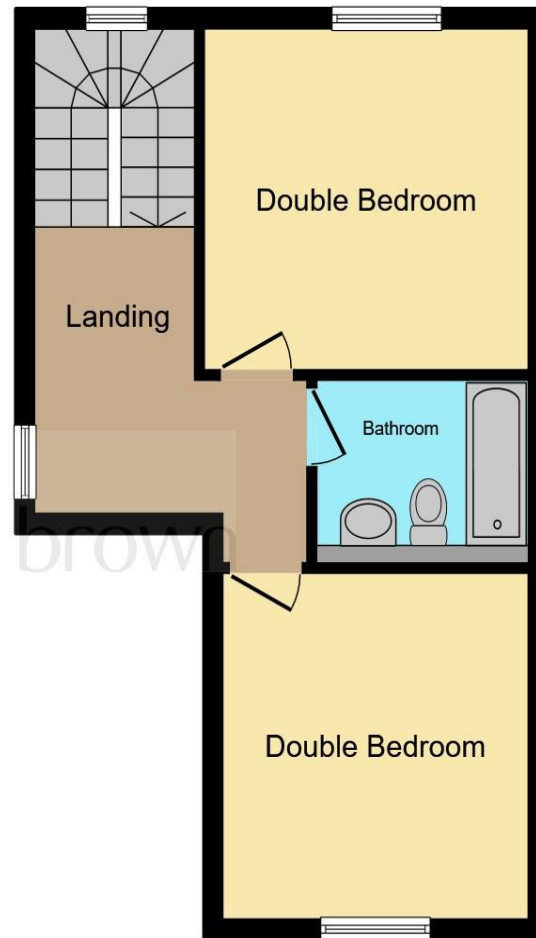
This final release at The Fruit Market is more than just a home - it's a chance to be part of a limited collection of distinctive Igloo residences, blending lifestyle, community and long-term investment appeal.

Call the Nottingham City centre team now to register your interest!





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

The Fruit Market, Nottingham

- Two bedroom duplex with private garden
- Final opportunity to own at award-winning Fruit Market
- High specification throughout
- Delivered by leading responsible real estate developer, igloo
- Private shared courtyard garden

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£295,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS119493



Property Ref:
NVS119493 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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