


property details **approval form**

Plot 21 The Fruit Market, Nottingham, Nottinghamshire, England, NG1 1DE

Date: 05 January 2026

Property Ref and Version: NVS119917 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£395,000

Tenure: Freehold

>> **key features**

- > Final opportunity to own at award-winning Fruit Market
- > High specification throughout delivered by leading responsible real estate developer, igloo
- > 3 double bedrooms, 3 storey Home with 2nd floor terrace
- > Prime location on the edge of Nottingham City Centre, surrounded by independent shops, cafés, and businesses
- > Private shared courtyard garden
- > Nordan Windows and sliding doors - aluminium on the outside, timber on the inside
- > Low energy costs - Underfloor heating & air source heat pumps
- > EPC Rating: Anticipated B
- > EPC Rating: Exempt

>> **short description**

Final phase at award-winning Fruit Market development. Last chance to own an Igloo townhouse. 3 double beds, 3 storeys located in the vibrant and cosmopolitan area of Sneinton Market. With high specification, low running costs, communal courtyard and city centre on your doorstep.

>> **long description**

Located in the heart of Sneinton Market, one of Nottingham's most vibrant neighbourhoods, The Fruit Market is surrounded by thriving independent shops, cafés and creative businesses - often described as one of the most successful independent scenes in the country.

Built by the same trusted local contractor that delivered phase 1 of Fruit Market, this home has been finished to an exceptional standard, with a focus on quality, sustainability and modern living. With an EPC rating of B, you'll benefit from energy efficiency as well as style.

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This is your exclusive opportunity to secure the very last new-build townhouses at Fruit Market, the highly successful development by heralded local architect, Letts Wheeler, and multi-award-winning developer Igloo.

Nordan windows throughout, offering energy-efficient products and have a strong focus on the environment in their production. Modern, energy-efficient windows and doors not only improve the indoor climate but are also an effective way to reduce greenhouse gases.

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.

To live in the city centre in a modern townhouse is rare, to have that plus access to large, private outdoor space is exceptional.

Contact William H Brown, Nottingham to register your interest today!

>> **directions**

>> **Agent Note**

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>> **room description**

Fruit Market

Architecturally designed low energy homes in the City's most vibrant neighbourhood.

Renowned architects Letts Weeler have created a series of modern properties designed around charming courtyard gardens, each carefully detailed and elegantly proportioned with high ceilings, large rooms and generous windows.

Fruit Market is one of the most exciting and progressive developments in the city centre, where modern living is provided with the comfort of private gardens and secure, tranquil communal court yards with a wealth of independent shops, cafes and creative businesses on your door-step.

Enjoy everything the area offers from your morning coffee to an evening in the local pub. The vast selection of cuisine at the restaurants and bars in Hockley, and movie nights at The Broadway Cinema are also just a few minutes walk away.

Three Bedroom, Town House

Ground Floor

With entrance door to front elevation, leading to hallway and downstairs accommodation.

Open Plan Kitchen/ Living Area

With window to front elevation, window to rear elevation. Dining and living space with sliding doors leading to the private rear patio and courtyard garden beyond. Fitted kitchen with range of matching, wall, base and drawer units. sink and drainer unit. Integrated fridge/freezer, oven, induction hob, washing machine and dishwasher.

Wc

With WC and hand wash basin.

First Floor

With stairs from ground floor leading to the first floor accommodation and storage cupboard.

Bedroom Two

Well proportioned double bedroom with window to rear elevation.

Bedroom Three

Well proportioned double bedroom with window to front elevation.

Bathroom

Window to rear elevation. With three piece suite comprising of bath, WC and hand wash basin.

Bedroom One

Window to front elevation, door to ensuite and sliding doors giving access to terrace.

Ensuite

Window to front elevation, three piece suite comprising of shower cubicle, WC and hand wash basin.

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>> room description

Roof Terrace

Beautiful roof terrace, that runs the full width of the house, great spot to relax and enjoy the sunsets

Parking

Local Authority permit controlled on-street parking.

Disclaimer

Please note, images used in the advertising are for marketing purposes only and may not represent the exact plot.

About The Developer

Igloo has been creating new communities across the UK for over 20 years and is proud to be the world's first UN-recognised reasonable real estate investment fund, and the UK's first real estate B-Corp.

Energy Strategy

With air source heat pumps, high levels of insulation, high specification windows and underfloor heating on the ground floor, Fruit Market homes are designed to be energy efficient and comfortable all year round.

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>> **room description**

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>> **property images**



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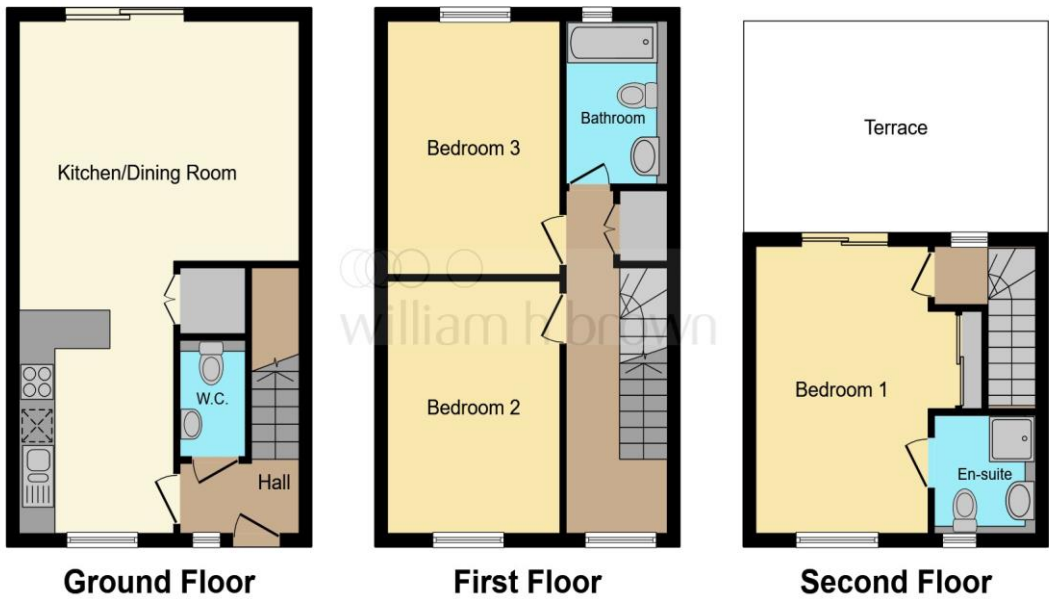
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>> floor plan



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

>> approval

	Signature	Date
Morgan Caullay		
Pfp-Igloo Fruitmarket Limited		
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