



TATTERSHALLS

NOTTINGHAM



- Delightful one double Bedroom Apartment
- Open plan living space
- Kitchen with built in appliances
- Bathroom with shower

Cigar Factory, Derby Road, Nottingham, NG7 1LR

£120,000

Delightful one double bedroom apartment with open living space, kitchen with built in appliances and allocated parking space. Located close to all amenities and transport links. No upward chain. Viewing highly recommended.



Property Description

Asking Price *** £120,000 ***

A delightful one double bedroom apartment located within a converted Cigar Factory which is a grade II listed building. Comprising of an open kitchen lounge living space with windows to three sides making it bright and airy. The fully fitted kitchen also boasts built in appliances including oven, hob with extractor and dishwasher. The spacious double bedroom has a large built-in wardrobe providing plenty of storage space. The bathroom has a bath with shower over, towel rail, low level WC, wash hand basin with vanity cabinet and storage cupboard.

This property also benefits from a secure allocated parking space with access through remote controlled gates as well as a communal roof terrace! .

This property is situated in Canning Circus on Derby Road, walking distance to both universities, City Centre and local bus and tram links to the Queens Medical Centre. Ideally located for those seeking city centre living with easy access to wider parts of Nottingham.

No Upward Chain, Viewing is Highly Recommended

We have been advised by the vendor of the following:- Approx. 977 Years left on the lease
Ground rent £250 per annum
Service Charge £2362.80 per annum





Council tax band B

DISCLAIMER These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Tattershalls require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Tattershalls removing a property from the market and instructing solicitors for your purchase.


Ground Floor

Approx. 45.6 sq. metres (490.3 sq. feet)



Total area: approx. 45.6 sq. metres (490.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements