



Lace Makers House
1 North Road
Nottingham
NG7 1AG

Guide Price
£270,000 - £290,000



A well portioned two double bedroom second floor apartment.

Situated in this sought-after and well established private residential estate, easily accessible for a variety of local amenities including, shops, bars and restaurants, both the University of Nottingham and Nottingham Trent University and the Queens Medical Centre, this great apartment is considered a rare opportunity for a range of potential purchasers including; first time buyers, young professionals and investors.

In brief the internal accommodation comprises; entrance hall, open plan kitchen living diner, main bedroom suite, a further second double bedroom and a bathroom.

Outside the property benefits from a private terrace which features a Astroturf area, perfect for entertaining with views overlooking the city.

Offered to the market with the benefit of a range of modern fixtures and fittings along with original character features and ready to move in condition, this beautiful property truly must be viewed in order to be fully appreciated.



Communal Entrance

The property has a communal front door which leads to a communal entrance lobby with stairs and lift leading to separate apartments.

Entrance Hall

Entrance door, laminate flooring and doors leading to the terrace, bathroom, second bedroom and lounge diner.

Lounge Diner

17'5" x 16'10" (5.33m x 5.14m)

Laminate flooring, a decorative fire place with Adam-style mantle, two radiator, spotlights to ceiling, two sash windows with secondary glazing, built in cupboard and shelving unit in the alcoves, door to the first bedroom and opening to the kitchen.

Kitchen

13'3" x 9'2"m (4.06m x 2.8mm)

Fitted with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, gas cooker with gas hob, aluminium splashback and extractor over, integrated fridge freezer and dishwasher, spotlights to ceiling, laminate flooring and sash window with secondary glazing.

Bedroom One

15'5" x 10'9" (4.71m x 3.28m)

A carpeted double bedroom with fitted wardrobes, sash window with secondary glazing, radiator and door leading to the en-suite.

En-Suite

10'1" x 8'2" (3.08m x 2.49m)

Incorporating a three piece suite comprising panel bath, shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashbacks, radiator, spotlights to ceiling, extractor fan and sash window with secondary glazing.

Bedroom Two

15'0" x 10'10" (4.58m x 3.31m)

A carpeted double bedroom with two sash windows with secondary glazing, radiator and fitted wardrobe.

Bathroom

10'1" x 5'1" (3.09m x 1.57m)

Incorporating a three piece suite comprising; shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashback, extractor fan, radiator and spotlights to ceiling.

Outside

Outside the property benefits from a private terrace which features an Astroturf area, perfect for entertaining with views overlooking the city.



GROUND FLOOR
1221 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.