

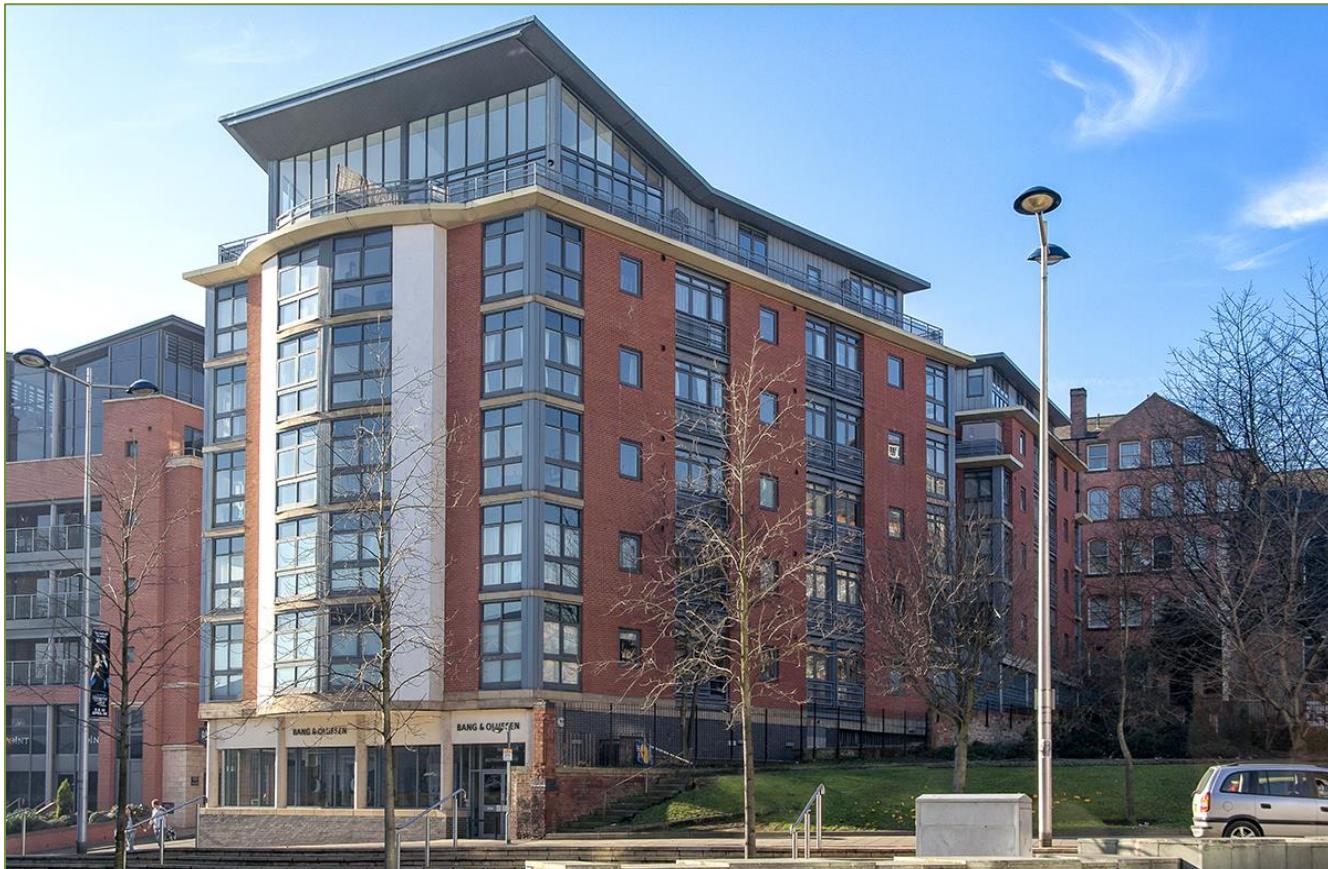
# For Sale



2b-4b Hucknall Road  
Nottingham  
NG5 1AB

T 0115 962 9770

E [Nottingham@go-ps.co.uk](mailto:Nottingham@go-ps.co.uk)



Lexington Place, 9 Plumptre Street

City Centre

**Price:** £180,000



#### Information

**LACE MARKET:** This stunning two double bedroom, fourth-floor apartment is ideally positioned in the heart of Nottingham's historic Lace Market and is offered to the market chain-free. Upon entering, a welcoming entrance hall leads through to a spacious open-plan living and dining area, perfect for both relaxing and entertaining.

#### Summary of accommodation

- Two Double Bedrooms
- Secure Allocated Parking
- Kitchen with Appliances
- EPC Rating C
- Lace Market Location
- Chain-Free
- Investment Opportunity

#### Description

##### Entrance Hall

A welcoming entrance hall with carpeted flooring and doors to kitchen, lounge/diner, bedrooms, main bathroom and cupboard housing water heater and consumer unit.

##### Main Bathroom

Contemporary white 3 piece bathroom suite with shower over bath, WC and wash hand basin. Partially tiled walls, vinyl flooring, extractor, shaving socket.

##### Kitchen

A range of wall and floor units with roll-top work-surfaces. Integrated oven, hob, extractor, dishwasher, and washing appliance.

##### Lounge / Diner

A spacious lounge/diner with carpeted flooring, flooded with natural light, overlooking the City.

##### Bedroom 2

Carpeted flooring, uPVC double glazed window and an electrical heater.

##### Master Bedroom

Spacious double bedroom with carpeted flooring, juliet balcony, and electric heating. Door leading to ensuite.

##### Ensuite

Enuite with shower unit, WC and wash hand basin. Partially tiled walls, vinyl flooring, extractor, electric towel rail and electric heater.

##### Additional Information

Council Tax Band: D (Nottingham City Council). Tenure: Leasehold (126 years remaining). Ground Rent: £150 per annum. Service Charge: £2,063 per annum.

##### Investment Information

The property is currently let on a furnished basis at £1,150 PCM under an Assured Shorthold Tenancy running until 27 August 2026.

#### Disclaimer

These details are produced in good faith with the approval of the vendor/s and are given as a guide only. We have not tested any appliances or systems at this property and cannot verify them to be in working order. These details, descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy, this cannot be guaranteed. Nothing herein contained shall be a warranty or condition and neither the vendor/s or ourselves will be liable to the purchaser in respect of any misrepresentations made at or before the date hereof by the vendor/s, agents or otherwise.

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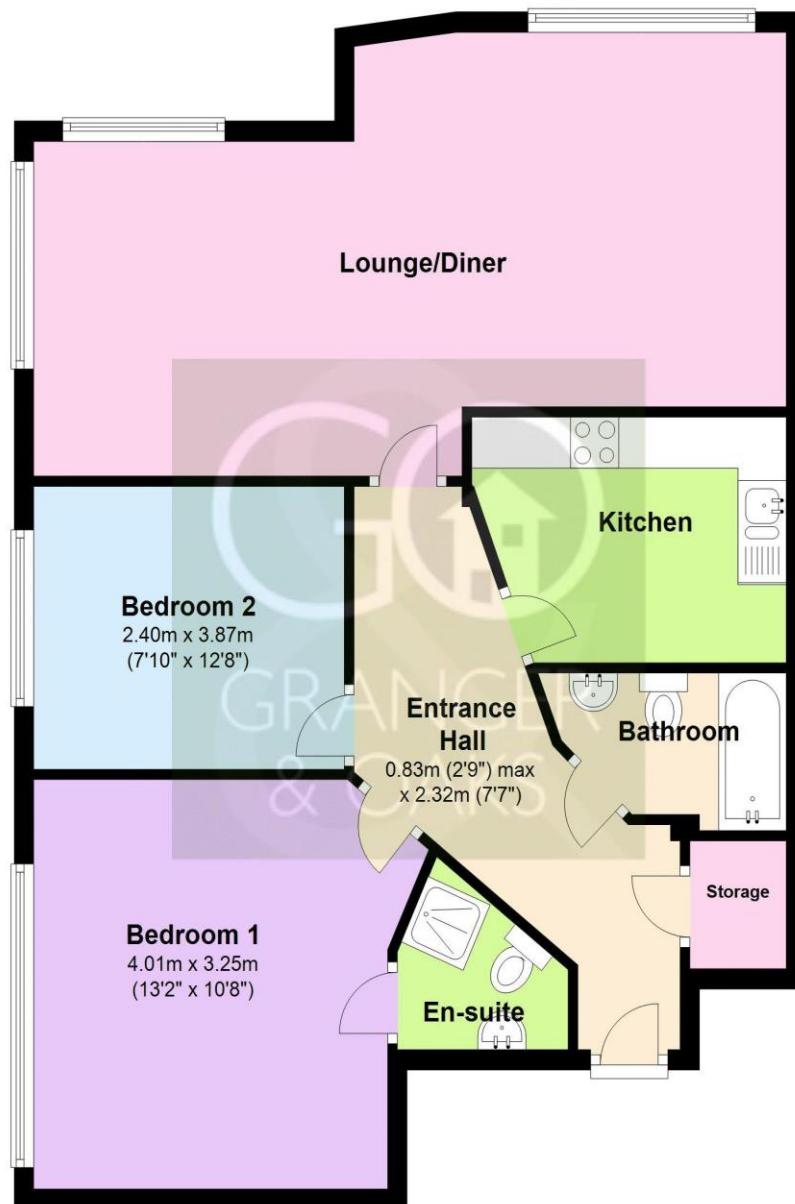
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### Ground Floor

Approx. 78.6 sq. metres (846.3 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	