



## 4 Regent Court, Derby Street, Nottingham, NG1 5FF

### Price Guide £100,000

- Spacious and Light One Bedroom Apartment
- Spacious Open Plan Lounge/Diner
- Excellent Location
- Current Tenants Paying £775 PCM
- GUIDE PRICE £100,000 - £115,000
- Situated in a Grade II Listed Building
- Modern Kitchen and Bathroom
- Can be sold with or without tenants
- No Upward Chain

# 4 Regent Court, Nottingham NG1 5FF

GUIDE PRICE £100,000 - £115,000 - Spacious and Very Well Presented One Bedroom Apartment. Great Location. Situated on the second floor of a popular Grade II Listed building. Accommodation comprises; Lounge/Diner, Modern Kitchen, Bedroom and Bathroom. Let for £775 PCM but can be sold with vacant possession. No Upward Chain.



Council Tax Band: A



#### COMMUNAL ENTRANCE

Stairs access to all floors. Entered via Derby Street.

#### ENTRANCE HALL

Laminate wood flooring. Doors to all rooms. Intercom system. Electric radiator.

#### LOUNGE

13'4" x 11'7"

Dual aspect windows. Laminate wood flooring. Electric wall mounted radiator.

#### KITCHEN

12'3" x 6'2"

A range of modern high gloss base and wall units . Electric hob and oven. Extractor. Sash window to the side elevation. Plumbing for a washing machine.

#### BEDROOM

12'8" x 8'2"

Two large secondary glazed windows to the front elevation. Electric radiator.

#### BATHROOM

Panelled bath with glass splash backs and electric shower. Low level toilet. Pedestal wash hand basin. Extractor.



## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

D

