

# 2 Seren Court

Hounds Gate  
NG1 7AA

**Asking Price Of £230,000**



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Location



Gallery



Video



Contact



0115 841 1155



- \*\*\* PREPARE TO BE IMPRESSED\*\*\*
- Prestigious Development/Ideal for First Time Buyers or Investment Opportunity
- Located on the First Floor
- Two Good Sized Bedrooms
- En-suite Shower Room to Master
- Open Plan Lounge/kitchen/Dining
- Family Bathroom
- Central Location
- Intercom System
- Internal Area Approx. 668 sq ft

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Hounds Gate, Nottingham, NG1 7AA



### Key Features

FHP Living are delighted to bring to market this stylish two bedroom apartment, situated in the heart of Nottingham City Centre with immediate access to a wide range of bars, restaurants, theatres and all the amenities you could ever need. Perfect for first time buyers looking for City Centre living or for investors looking to add to their portfolio.

Including exposed brickwork, large doubled glazed paned-windows and original wood flooring combined with sleek walls and modern fixtures. On arrival, you are greeted by an entrance hall with intercom system and built in storage facility housing the washing machine and offering a plethora of storage and a beautiful light and airy versatile living/dining/kitchen space leading to a contemporary kitchen area with integrated appliances.

In addition, there are two good sized bedrooms, the master bedroom benefitting from fitted wardrobes and en-suite shower room, there is also a modern family bathroom.

The vendor has advised us of the following but this will need to be confirmed by your solicitor.

Service Charge/Ground Rent (EPA): £1,996

Property Tenure: Leasehold (245 years remaining)

Ground Floor  
Approx. 62.1 sq. metres (668.3 sq. feet)



*Interested in this home?* Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		