

# 21 Broadway House

32 Stoney Street  
Nottingham  
NG1 1LL

**Asking Price Of £120,000**



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0115 841 1155



• One Bedroom

• Investment Opportunity

• One Bathroom

• Suitable For Owner Occupation

• Third Floor Apartment

• Large & Airy Apartment

• Well Appointed

• Viewings Highly Recommended

• Centrally Located

• Contact FHP Living For More Information

0115 841 1155



Location



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21 Broadway House , 32 Stoney Street, Nottingham , NG1 1LL



### Key Features

Nestled in the esteemed Nottingham Lace Market, this beautiful one-bedroom apartment presents an enticing investment opportunity, courtesy of FHP Living.

Boasting spacious accommodation and finished to a good standard throughout this property is tailor-made for savvy investors. Its prime location also appeals to young professionals and aspiring creatives seeking the vibrant pulse of city living.

Situated on the third floor, this residence welcomes you with a seamlessly integrated open-plan layout, encompassing the living, dining, and kitchen areas. Modern integrated appliances adorn the kitchen, ensuring both convenience and functionality. Expansive sash windows grace both the living space and the airy double bedroom, bathing the interiors in natural light.

The double bedroom offers more than just comfort, featuring an adjacent storage room that doubles as a walk-in wardrobe, catering to your organizational needs. A convenient jack-and-jill shower room, accessible from both the bedroom and lounge via separate entrances, adds to the convenience and practicality of this chic urban retreat.

Service Charge: £1,300 PA. Ground Rent: £150 PA. Lease: 101 Years Remaining.

**Ground Floor**  
Approx. 37.5 sq. metres (403.9 sq. feet)



**Total area: approx. 37.5 sq. metres (403.9 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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |