

92 One Fletcher Gate

Fletcher Gate
Nottingham
NG1 1QR

Asking Price Of £350,000



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Location



Gallery



Video



Contact



0115 841 1155



- Three bedroom
- Duplex apartment
- Allocated secure car parking
- Roof terrace
- Recently renovated
- Two en-suite bathrooms
- Stunning views across Nottingham City Centre
- Luxury apartment
- Producing £1,800 PCM
- Viewings highly recommended

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92 One Fletcher Gate , Fletcher Gate, Nottingham , NG1 1QR



Key Features

FHP Living are delighted to present this stunning Duplex Penthouse apartment in the centre of the Lace Market. Recently renovated, this beautiful apartment offers plenty of space and natural light throughout with a great amount of outside space. This Luxury apartment is situated in an exclusive development in the heart of Nottingham. The apartment benefits from being a stones throw away from Nottingham's popular bars, restaurants and shopping district. Whilst this apartment is in the centre of a thriving social sector it boasts peaceful and quiet surroundings. This beautiful property has been refurbished throughout to the highest standard. The property briefly comprises of; 3 double bedrooms, two en-suites and family bathroom. On the upper level there is an open plan living, dining and kitchen area. The large floor to ceiling windows which run the length of the living area open out onto a balcony which boasts amazing views across the City.

The vendor has advised us of the following;

- Service Charge - £TBC p/a
- Ground Rent - £250 p/a
- Length of lease - 105 years remaining



Total area: approx. 119.1 sq. metres (1282.3 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	68 D	71 C
39-54	E		
21-38	F		
1-20	G		