

# The Gallery

Hope Drive  
NG7 1BT

**Asking Price - £199,950**



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0115 841 1155



- Easy access to Nottingham's many amenities
- Modern Development
- Ground floor Apartment
- Two Bedrooms
- Two Bath/Shower Rooms
- Open Plan Lounge/Kitchen
- Fitted Kitchen Area with Granite WSA and Appliances
- Communal and Private Entrance Hall, Small Utility
- Undercroft Parking Space
- Internal Area Approx. 697 Sq ft
- EPC Rating D
- Viewing Recommended

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## The Gallery, Hope Drive, NG7 1BT

### Key Features

The Contemporary communal entrance hall is a welcoming and stylish shared space, offering access to the apartment's private entrance porch and hallway, ensuring privacy and a smooth transition from the communal areas.

A small utility is featured from the hallway, convenient for laundry or storage needs.

The open plan Lounge/Kitchen displays a range of units and appliances together with granite work surface areas, ideal for modern living and entertaining.

In addition, there are two bedrooms, with one being a master bedroom affording a modern en-suite facility. An additional bathroom features off the hallway and completes the properties living space. This property blends modern living with practical features, offering easy access to Nottingham's iconic castle, train station, city centre and its associated amenities, making it an ideal home in a prime location.

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.





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Total area: approx. 64.8 sq. metres (697.8 sq. feet)



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## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

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