

# 302 The Zinc Building

Heathcote Street  
Nottingham  
NG1 3AA

**Asking Price Of £255,000**



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0115 841 1155



- Beautiful loft style apartment
- Large, bright & spacious apartment
- Allocated parking
- City center location
- Luxury Apartment
- Over 1,100 SQFT
- 2 bedroom apartment
- Currently used as 1 bedroom & office
- Beautiful conversion
- Contact FHP Living for more information



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## Key Features

One of Nottingham city's true loft style conversions the apartment offer stunning open plan living of over 1,190 sqft. The apartment has many period features which include; exposed brickwork, exposed beams, steel columns, high ceilings, solid wood flooring and large sash windows which are all excellently matched with modern finishes.

Briefly, the apartment comprises of; entrance hall with storage, superb bright open plan living space incorporating the living, dining and kitchen; the kitchen is fitted to a high standard and has a feature polished concrete work surface.

Above the kitchen is a mezzanine which is ideal for either an office/snug or occasional bedroom.

The master bedroom is generous and has built in wardrobes and a luxurious ensuite shower room with 'his and hers' sinks. There is also a further separate bathroom benefitting from a 3 piece suite with a large bath as well as storage for the washer dryer.

The property also comes with an allocated parking space and is walking distance to many city amenities.

We have been advised by the vendor of the following:

Service charge:

Ground rent:

Lease remaining:

For more information or to arrange a viewing please call FHP Living on 0115 8411155.

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.



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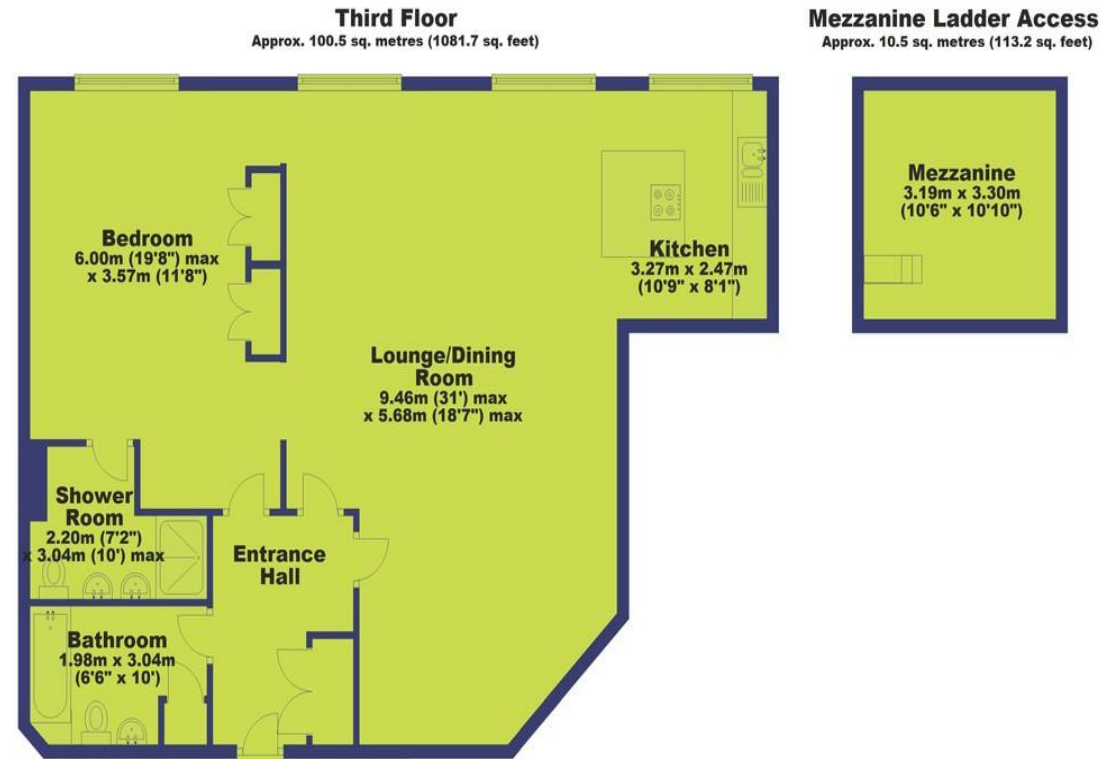


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Total area: approx. 111.0 sq. metres (1194.9 sq. feet)

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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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.