

512 Nottingham

One

Nottingham
NG1 7HW

Asking Price Of £350,000



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Location



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0115 841 1155



- Three-bedroom, two bathrooms
- Two terraces (North & South facing terraces)
- EWS1 Rating A2
- Allocated parking
- Large, bright and spacious apartment
- Currently tenanted for £1,800 PCM
- Fantastic location
- Close to the train station
- Sought after development
- Viewings highly recommended

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Key Features

A large and well-presented 3 bedroom, duplex penthouse apartment available in Nottingham One, a stylish and modern development in Nottingham city centre.

The property is currently tenanted at £1,800 PCM. This is an ideal investment providing a high yield.

The apartment is over two floors, the 5th and 6th floor, of this popular building.

The accommodation comprises of; entrance hall, two generous bedrooms - both featuring a south facing terrace overlooking the canal, contemporary bathroom with shower over the bath, and a useful large understairs storage cupboard.

Stairs lead to the upper floor which moves into a truly stunning open plan living space, offering fantastic dual aspect views.

The kitchen area is well equipped with fitted appliances and modern work surfaces. The large open plan living space has floor to ceiling height windows which open onto the generous terrace which provides wonderful views of Nottingham Castle and over the Lace Market. The master bedroom is also set on the upper floor and benefits from a modern ensuite shower room and dressing area.

The apartment has been finished to a high standard throughout and has been cleverly designed with large windows and terraces to make the most of the light. The apartments have under floor heating throughout and feature built-in wardrobes to all three bedrooms.

The apartment is offered for sale with an allocated parking space in the secure, underground car park.

We are advised by the vendor of the following information:

Lease: 112 years remaining Ground Rent: £471 PA

Service Charge: £404 PCM.

For more details or to arrange a viewing please contact FHP Living on 0115 8411 155.



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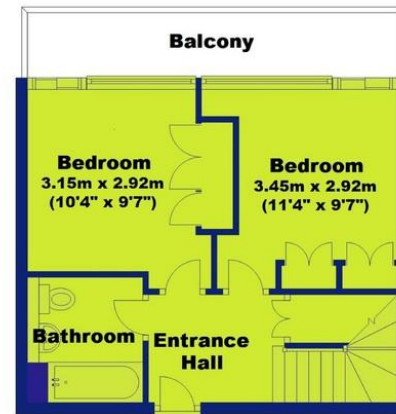


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Total area: approx. 103.3 sq. metres (1111.8 sq. feet)



Fifth Floor



Top Floor

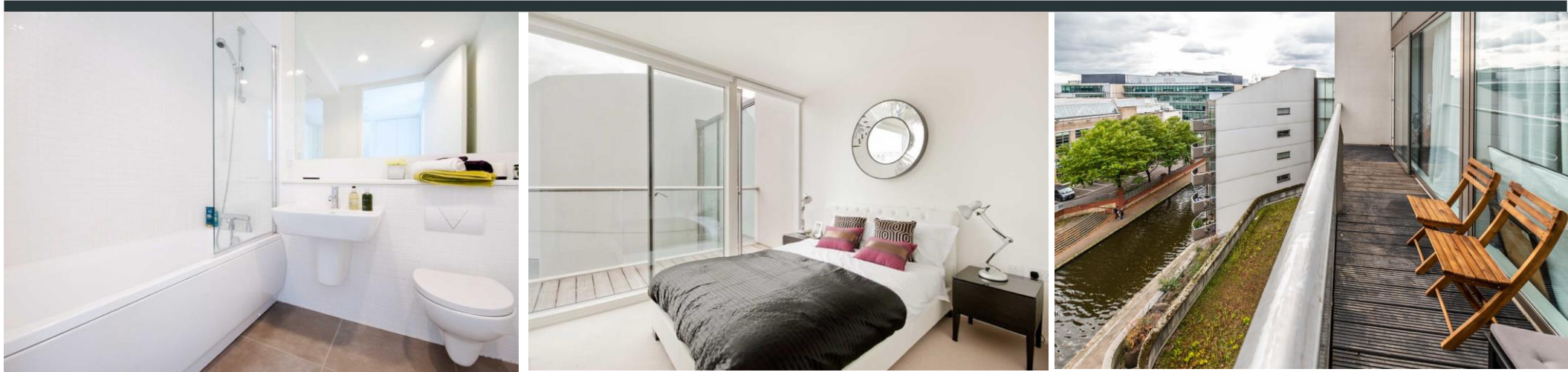


Balcony

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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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.