

# 216 Nottingham One

Canal Street  
Nottingham  
NG1 7HW

**Asking Price Of £190,000**



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Location



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0115 841 1155



- Modern two-bedroom apartment
- Located in popular development
- Two double bedrooms
- Inbuilt kitchen appliances
- Family bathroom
- Large balcony with views across the canal
- Secure gated parking
- Vacant
- No upwards chain
- Viewings highly recommended



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### Key Features

FHP Living feel privileged to offer to the market this stylish and spacious, two bedroom apartment in the popular development of Nottingham One. Offering fantastic canal views from the balcony as well as being provided with a lot of sun and natural light. Being a 5-minute walk from the City Centre, train station and many more shops/cafes/restaurants.

This property briefly comprises of a beautifully presented, fitted kitchen with room for free standing appliances such as dishwasher, fridge, freezer and cooker. An open plan living space offering fantastic amounts of natural light leading out to a balcony which goes across the whole apartment. Two large double bedrooms with enough space for free standing wardrobes and a well presented family bathroom. The apartment comes with masses of storage space throughout and a secure underground parking space for 1 car.

This stunning apartment cannot be missed! Please contact Joe Hargreaves at FHP Living for a viewing.







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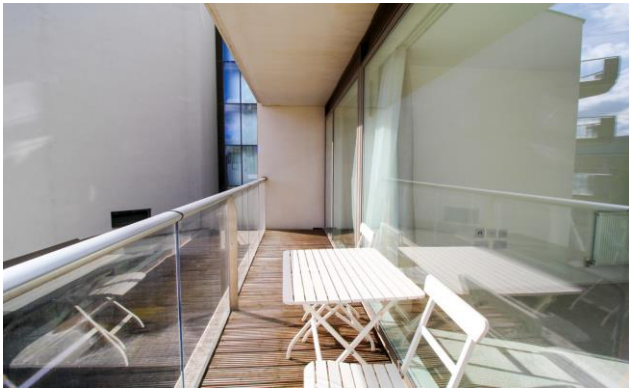


Video

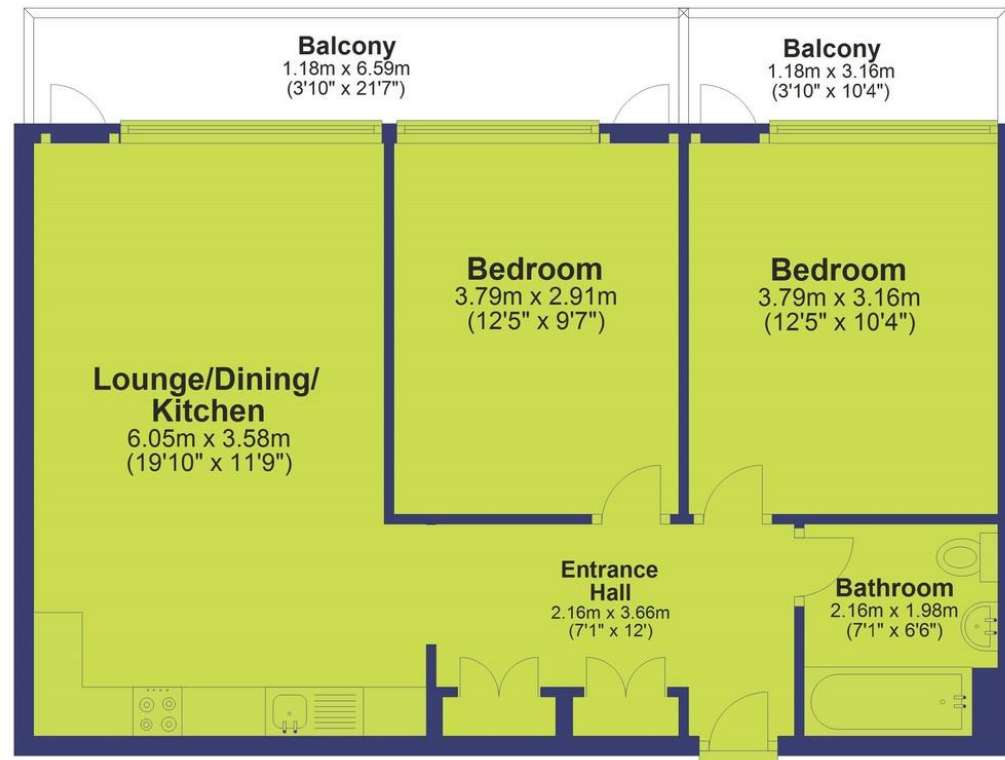


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Approx. 59.6 sq. metres (641.4 sq. feet)



Total area: approx. 59.6 sq. metres (641.4 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	82 B	82 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.