

Upper College Street

Nottingham
NG1 5AP

Asking Price Of £210,000



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0115 841 1155



- Two Bedroom Apartment
- City Centre Location
- 2 Bathrooms
- Balcony Area
- Gated Parking
- Investment Opportunity
- Suitable for First Time Buyers
- Storage Unit Available
- Gym Access
- Open Plan Living Area



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Key Features - FULL DESCRIPTION

Nestled in the vibrant heart of Nottingham's City Centre, at the prestigious Parkgate development offers contemporary urban living with an array of desirable features.

Located on Upper College Street, this purpose-built residence is ideally positioned within walking distance of a wide variety of local amenities. The apartment also boasts outside space of a balcony.

This well-maintained apartment is available with no upward chain, presenting a fantastic opportunity for both investors and first-time buyers.

Upon entering, you are greeted by a welcoming entrance hall that leads seamlessly to all areas of the home. To the right, a spacious and light-filled living room is framed by large windows, flooding the space with natural light and providing beautiful panoramic views.

The modern fitted kitchen, complete with a breakfast bar and integrated appliances, adjoins the living area, creating an ideal space for entertaining. The apartment also features a wall-mounted intercom system, double glazed windows, and double doors that open onto a private balcony, where the apartment's air conditioning unit and a seating area are located.

The accommodation includes two generously sized double bedrooms. The primary bedroom benefits from a stylish en-suite shower room, while a contemporary three-piece bathroom suite serves the rest of the property.

Externally, the apartment benefits from a designated parking space and a secure external storage room/lock-up, perfect for storing bicycles and other belongings. Residents also enjoy the convenience of an on-site gym and an additional storage unit, providing extra functionality and lifestyle perks.

We have been advised by the vendor of the following:

Service Charge: £2,440 PA

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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Fourth Floor

Approx. 70.7 sq. metres (761.0 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 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

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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