

William Bancroft Building, Roden Street

Nottingham
NG3 1GH

Asking Price Of £140,000



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- Stunning one-bedroom apartment within the iconic William Bancroft Building
- Beautifully decorated throughout with impressive industrial features
- Expansive open-plan living, dining, and kitchen space
- Characterful exposed brickwork, steel beams, and large arched windows
- Modern fitted kitchen with integrated appliances

- Spacious double bedroom with high ceilings and feature window
- Contemporary bathroom with shower over bath and stylish finish
- Situated on the first floor of a well-maintained historic mill conversion
- Walking distance to Nottingham city centre, Sneinton Market, and the Creative Quarter
- Ideal for first-time buyers, professionals, or buy-to-let investors



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Key Features

A beautifully presented one-bedroom apartment set within the historic William Bancroft Building, offering exceptional character, generous open-plan living space and immediate access to Nottingham city centre.

Positioned on the first floor of this iconic former mill, the property blends industrial heritage with contemporary styling. Exposed brickwork, steel beams and large arched windows create an impressive setting, providing excellent natural light throughout the main living area. The open-plan lounge, dining and kitchen space is particularly striking, featuring quality flooring, modern cabinetry and stainless-steel appliances.

The bedroom is well-proportioned with high ceilings and a feature arched window, while the modern bathroom includes a bath with shower over, contemporary tiling and a stylish vanity unit.

The apartment benefits from a 102-year lease, with a service charge of approximately £1,800 per annum and ground rent of £100 per annum.

The William Bancroft Building enjoys a prime location within walking distance of Nottingham city centre, Sneinton Market, the Creative Quarter and a wide selection of amenities including supermarkets, cafés, gyms and transport links. Nottingham Train Station is also easily accessible, making the property ideal for commuters.

This superb apartment represents an excellent opportunity for first-time buyers, city professionals or buy-to-let investors seeking a well-presented home in a strong central 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.





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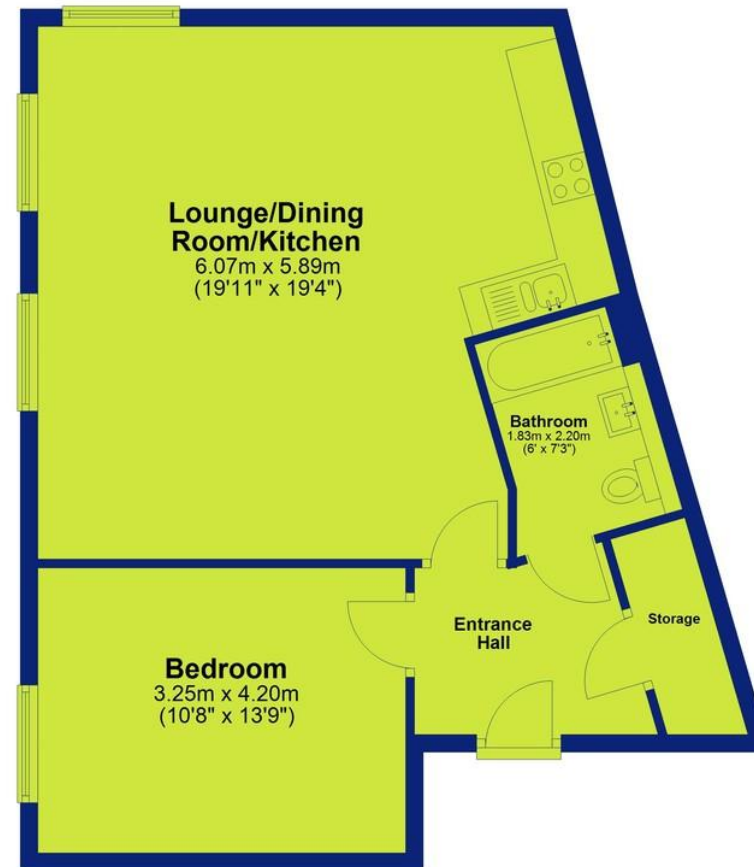
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First Floor

Approx. 61.8 sq. metres (665.2 sq. feet)



Total area: approx. 61.8 sq. metres (665.2 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		79 C
55-68	D	62 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.