



Apt 17, Lexington Place, 7 Plumptre Street – NG1 1AN

Guide Price £180,000 – £190,000

DavidJames
the estate agent



Apartment 17

Lexington Place, Nottingham

GUIDE PRICE £180,000–£190,000 2 double bed
Lace Market apartment – perfect for first-time buyers, investors or professionals seeking easy access to Nottingham's superb amenities and transport links!

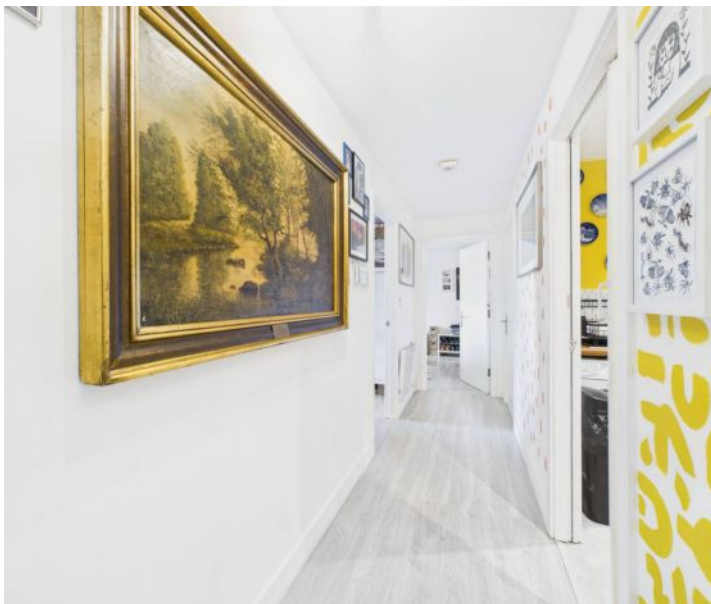
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

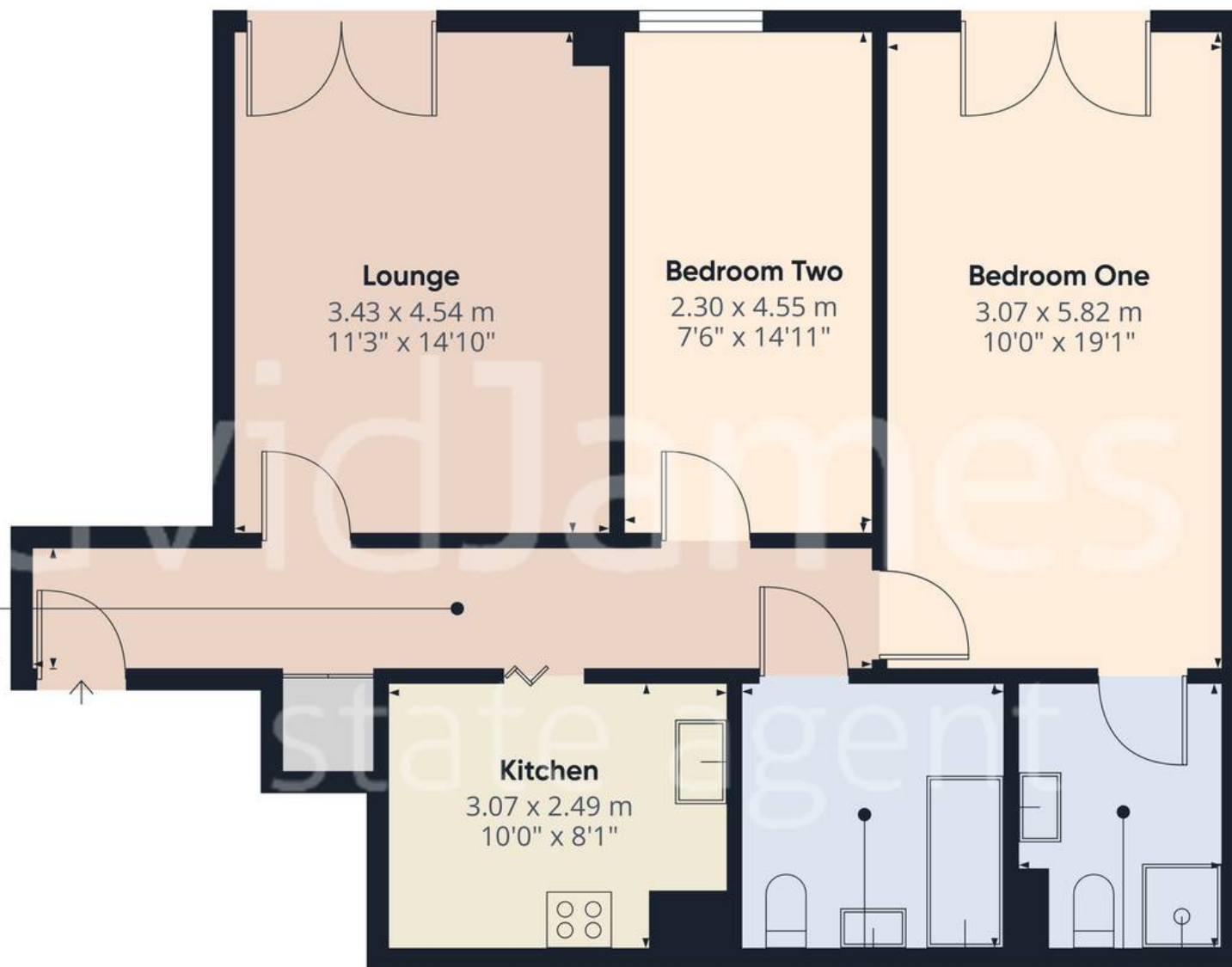
- Stylish second-floor Lace Market apartment
- Ideal for investors or professionals seeking a simple commute
- Nottingham City Centre's wonderful amenities, restaurants and cultural highlights on the doorstep
- Bright and inviting lounge with a feature Juliet balcony
- Living spaces with attractive wood-effect flooring for low-maintenance
- Modern fitted kitchen with integrated cooking appliances and timber-effect worktops
- Two double bedrooms
- Main bedroom with a feature Juliet balcony and three-piece en-suite with rainfall shower
- Main bathroom with a three-piece white suite and modern décor
- Secure allocated underground parking space







Entrance Hallway
7.66 x 1.14 m
25'1" x 3'8"



Lounge
3.43 x 4.54 m
11'3" x 14'10"

Bedroom Two
2.30 x 4.55 m
7'6" x 14'11"

Bedroom One
3.07 x 5.82 m
10'0" x 19'1"

Kitchen
3.07 x 2.49 m
10'0" x 8'1"

Bathroom
2.40 x 2.47 m
7'10" x 8'1"

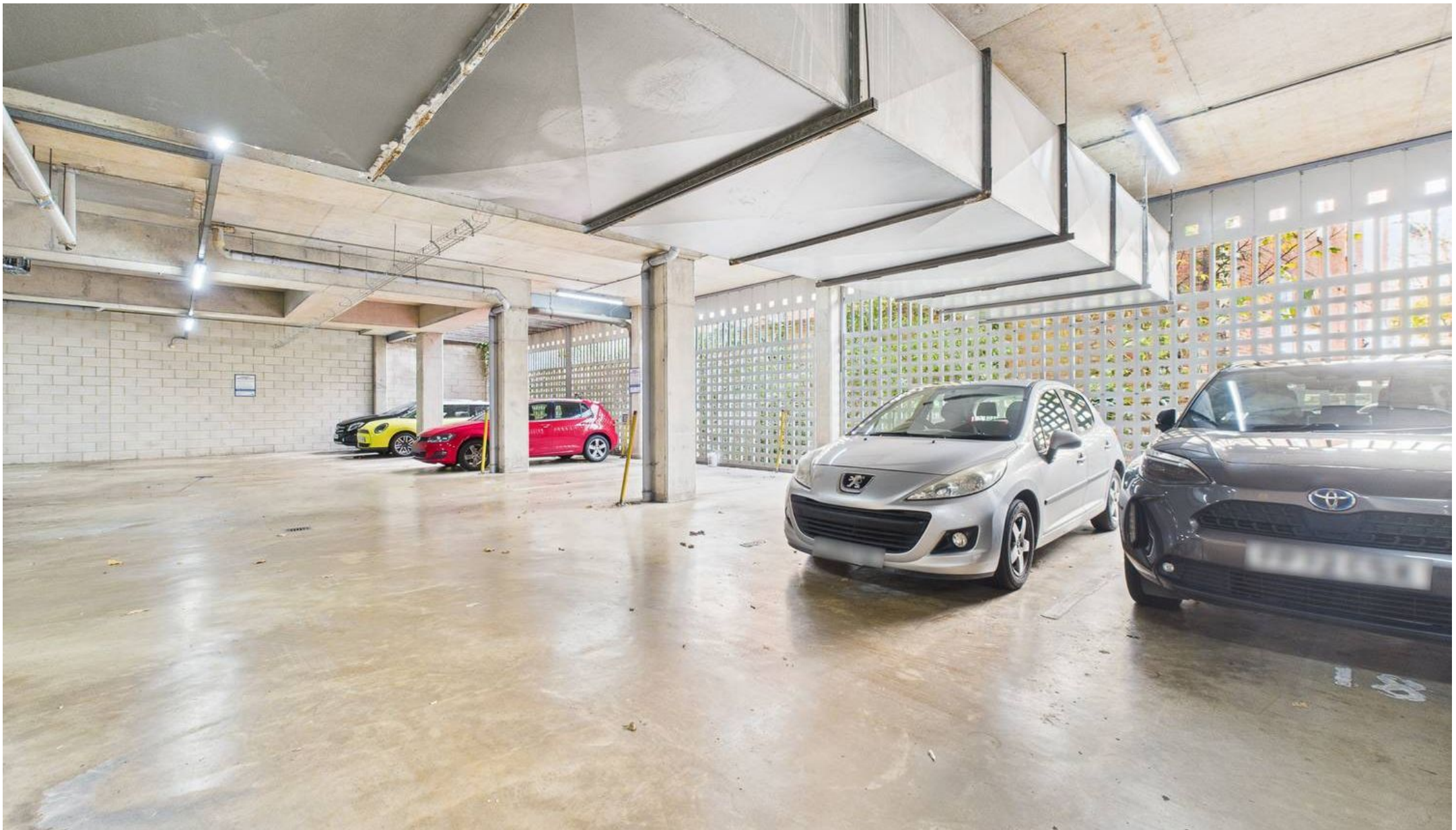
**En-Suite
Shower Room**
1.97 x 2.48 m
6'5" x 8'1"

Approximate total area⁽¹⁾
71.5 m²
772 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.