



## 16 Bruce Close, Nottingham - NG2 2HR

Guide Price £110,000

DavidJames  
the estate agent





## 16 Bruce Close

Nottingham, Nottingham

First floor maisonette ideally positioned for convenient access to Nottingham City Centre! Just a short walk from trams and buses, you'll find an open plan living area, 1 double bedroom and bathroom.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

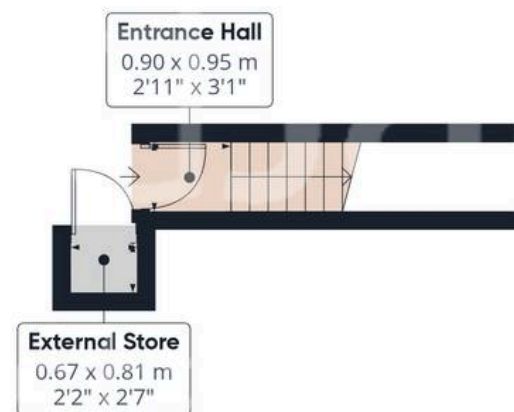
EPC Environmental Impact Rating: D

- First floor maisonette
- Offered to the market with no upward chain
- Within easy reach of Nottingham City Centre and Train Station
- A short walk from frequent tram and bus services
- Landing with a variety of useful storage cupboards
- Bright and spacious open plan living and kitchen space
- Modern fitted kitchen with integrated cooking appliances
- Generous double bedroom
- Bathroom with a three-piece suite
- On-street permit parking for residents









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

50.8 m<sup>2</sup>

547 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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