

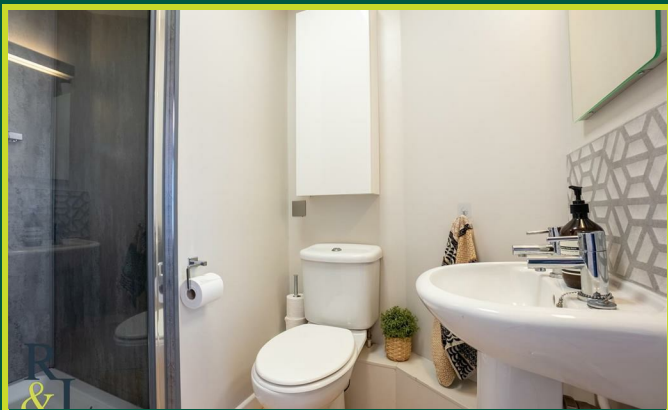


24 Longden Mill Longden Street

| NG3 1JL | Guide Price £145,000

ROYSTON  
& LUND

- Guide Price £145,000 to £155,000
- Duplex loft style
- Open plan living
- Close to local amenities
- EPC rating D - Leasehold
- Second floor apartment
- Exposed brick and industrial style windows
- Stylish and modern
- 3 on street parking permits
- Council tax band A





Guide Price £145,000 to £155,000

Royston and Lund are pleased to bring to the market this stunning loft style apartment on the second floor within the Longden Mill Building in the City Centre. Situated just a short walk away from The Nottingham Creative Quarter and Hockley, where you can find a whole host of bars, restaurants, coffee shops and shops.



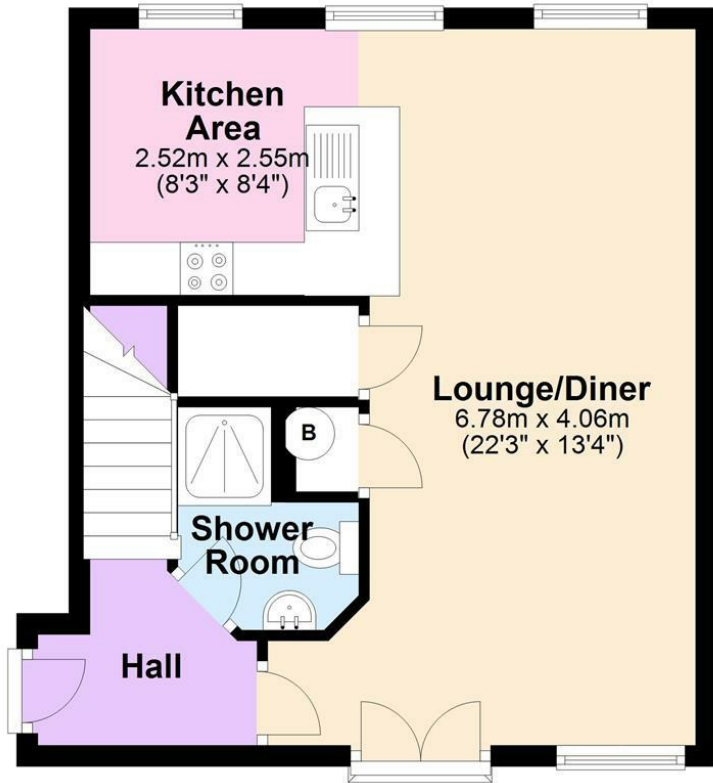
Entering into the hallway that benefits from a wall mounted intercom system we have access into the living area, shower room and stairs up to the bedroom. The open plan living area features exposed brick walls, industrial style windows and a Juliette balcony, as well as two storage cupboards with one housing the boiler and the other with plumbing for a washing machine.

Off the dining area there is an open kitchen area with built in appliances including an oven, hob, microwave and a fridge/freezer. Upstairs there is a double bedroom with a velux window overhead and space for storage units. The units currently in the bedroom are custom fit and could form part of the sale, depending on offer.

3 on street parking permits  
Lease 150 years from 2006  
Service charge of £2,673PA

## Second Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



## Top Floor

Approx. 26.5 sq. metres (285.5 sq. feet)



Total area: approx. 66.0 sq. metres (710.4 sq. feet)



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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