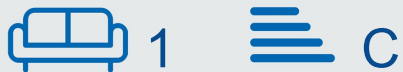



# Roden Street

Nottingham  
NG3 1GH

Guide Price £150,000



- Third floor apartment
- Spacious lounge/diner measuring over 23 ft in length
- Separate kitchen with scope for modernisation
- Generous entrance hall with access to all rooms
- Convenient location close to Nottingham city centre, amenities, and transport links
- Approximately 704 sq. ft. of internal living space
- Two well-proportioned bedrooms
- Bathroom fitted with a three-piece suite
- Ideal for first-time buyers, professionals, or investors
- EPC Rating C

 0115 841 1155

## Roden Street, Nottingham, NG3 1GH

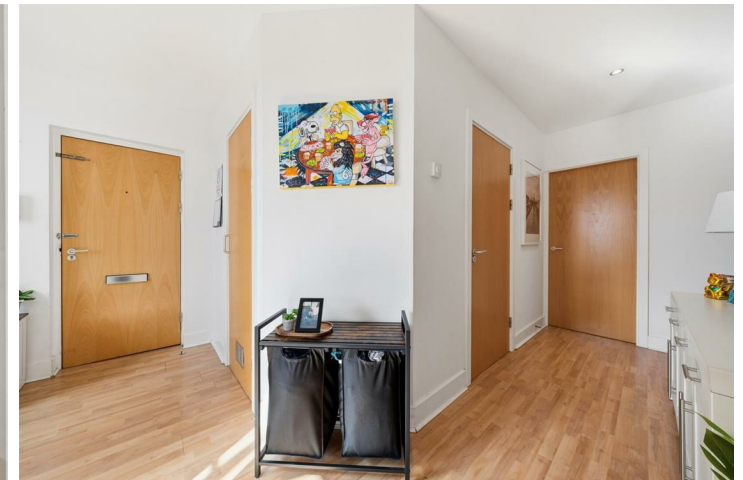
### Key Features

Located in the sought-after William Bancroft Building on Roden Street, Nottingham, this charming third-floor apartment presents a wonderful opportunity for first-time buyers, or investors the property is currently rented for £1150pcm until January 2027. Spanning approximately 704 square feet, the property boasts a well-thought-out layout that maximises space and comfort.

Upon entering, one is greeted by a delightful reception room that exudes character, enhanced by high ceilings and exposed beams that add a touch of elegance. The apartment comprises two inviting bedrooms, perfect for restful nights or as versatile spaces for work or guests. The well-appointed bathroom ensures convenience and comfort for daily routines.

The unique features of this apartment, including the striking steel columns, contribute to its distinctive charm, making it a truly special place to call home. Located in the vibrant NG3 area, residents will enjoy easy access to local amenities, parks, and excellent transport links, ensuring a lifestyle of both convenience and leisure.

This property is not just a home; it is an opportunity to embrace a lifestyle in a thriving community. Whether you are looking to settle down or invest in a promising property, this apartment in the William Bancroft Building is a remarkable choice that combines character, space, and a prime location.





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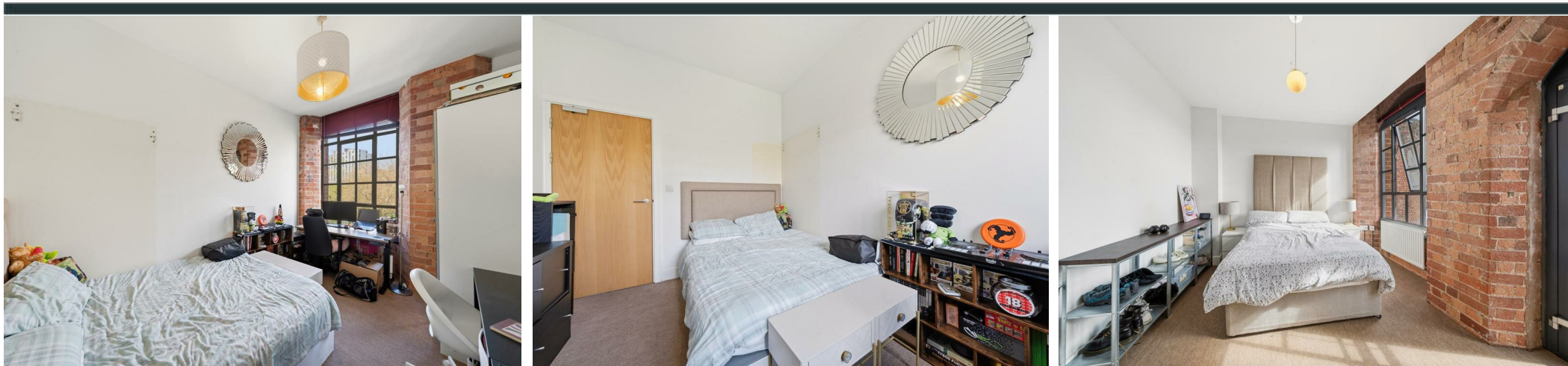
## Roden Street, Nottingham, NG3 1GH





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## Roden Street, Nottingham, NG3 1GH




### *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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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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.