



Cranmer Street, Nottingham, NG3 4HP
Guide Price £110,000-£120,000 Leasehold

City View, Cranmer Street, Nottingham

1 Bedroom, 1 Bathroom

Guide Price £110,000

- One Bedroom Top Floor Apartment
- Over 750 Square Feet of Space
- Open Plan Living
- Gated Development With Parking Space
- Ideal First Time Purchase or Buy To Let
- No Onward Chain
- Excellent Location - Close To City Centre

GUIDE PRICE £110,000-£120,000. Boasting over 750 square feet of internal accommodation, this generously sized one bedroom top floor apartment stands in this popular, gated development and suits first time buyers and investors alike. In brief the property comprises of a large hallway with storage cupboard, a bright and spacious open plan living/dining/kitchen complete with fitted appliances, a large double bedroom and a modern fitted shower room.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Externally alongside communal grounds there is use of a parking space. Being offered to the market with no onward chain, early viewing is strongly recommended.

HALLWAY 12' 5" x 7' 1" (3.78m x 2.16m) The well proportioned hallway has plenty of space for a desk for a potential study/work from home space and has wood effect laminate flooring, wall mounted electric heater, intercom system, airing cupboard, Velux window, loft hatch and two ceiling lights.

OPEN PLAN LIVING/DINING/KITCHEN 20' 9" x 17' 2" (6.32m x 5.23m) This bright and spacious open place living space is ideal for entertaining and has a living/dining area with wood effect laminate flooring, wall mounted electric radiator, Velux window and fitted ceiling spotlights. The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling, integrated electric twin oven, inset hob and extractor hood over, washing machine plumbing, wood effect laminate flooring,

Velux window, wall mounted electric heater, storage cupboard and fitted ceiling spotlights.

BEDROOM 16' x 13' 6" (4.88m x 4.11m) With fitted carpet, wall mounted electric heater, Velux window and ceiling light.

SHOWER ROOM Comprising of a double wide walk in shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, floor and part wall tiling, chrome heated towel rail and ceiling light.

EXTERNAL The property enjoys communal grounds which afford spectacular views across the City Centre skyline and the apartment is allocated one gated parking space.









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