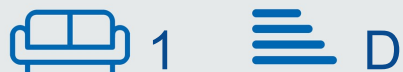


Broadway House, Stoney Street

Nottingham
NG1 1LL

Asking Price £110,000



 0115 841 1155



- Offered to the market with no upward chain
- Original features throughout
- Close to all local amenities and transport links
- Viewing essential!
- Service Charge £1,003 Ground Rent PA - £250
- One-bedroom apartment
- Spacious lounge area
- Located in Nottingham City Centre
- Council Tax Band - C
- Tenure - Leasehold - 100 Years Remaining



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Key Features

One-bedroom apartment in the heart of Nottingham's sought-after Lace Market.

We are delighted to offer for sale this unique one-bedroom apartment, ideally positioned in the heart of Nottingham's historic Lace Market. Set within a former lace factory, the property retains a wealth of original features, creating a wonderful blend of character, history and modern city living.

Situated on the top floor, the apartment benefits from lift access directly to the floor.

Upon entering, you are greeted by a bright and well-proportioned L-shaped open-plan living and kitchen space. Glazing along one side floods the room with natural light, while ornate ironwork and exposed original beams provide a striking reminder of the building's industrial heritage and add to the apartment's charm.

The bedroom is a generous double, offering excellent proportions and plenty of space for a range of bedroom furniture. A large window fills the room with natural light, creating a bright and inviting retreat.

The bathroom is neutrally finished, with tiled walls and a white suite comprising a pedestal wash hand basin, WC and bath with shower over.

With the apartment positioned right in the heart of Nottingham's vibrant Lace Market. This makes it an ideal city centre home or investment, with an excellent range of bars, restaurants, shops and amenities all within easy reach. Nottingham's wider city centre is also right on the doorstep, making this a particularly convenient place to live.

The property has previously been utilised by buy-to-let investors, owner occupiers and Airbnb hosts, offering excellent flexibility for a range of buyers.

Lease - 99 Years Remaining

Service Charge - £1,003 PA including the water bill

Ground Rent - £250 PA





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Fourth Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 34.9 sq. metres (375.4 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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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.