



88 Cranmer Street, Nottingham – NG3 4HP

Guide Price **£130,000**

DavidJames
the estate agent



88 Cranmer Street

Nottingham

Modern apartment close to Nottingham City Centre with no chain! Open-plan living, two double bedrooms, secure gated parking and an allocated parking space. Ideal for first-time buyers/professionals!

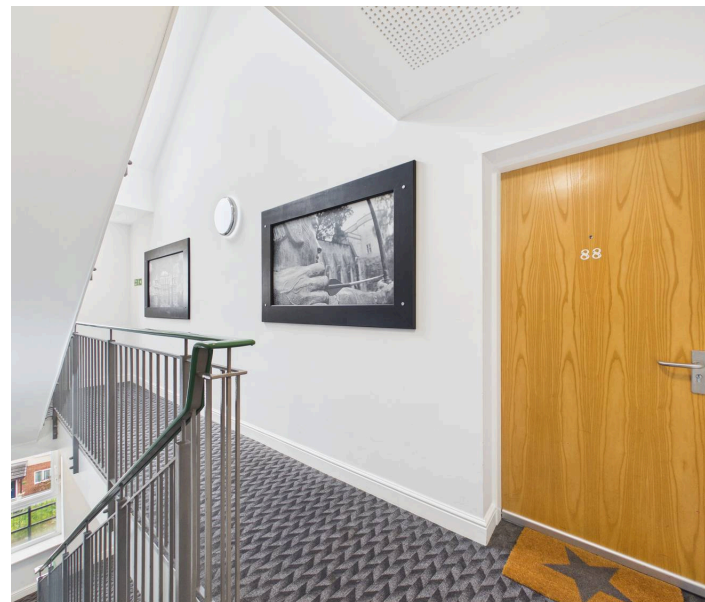
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

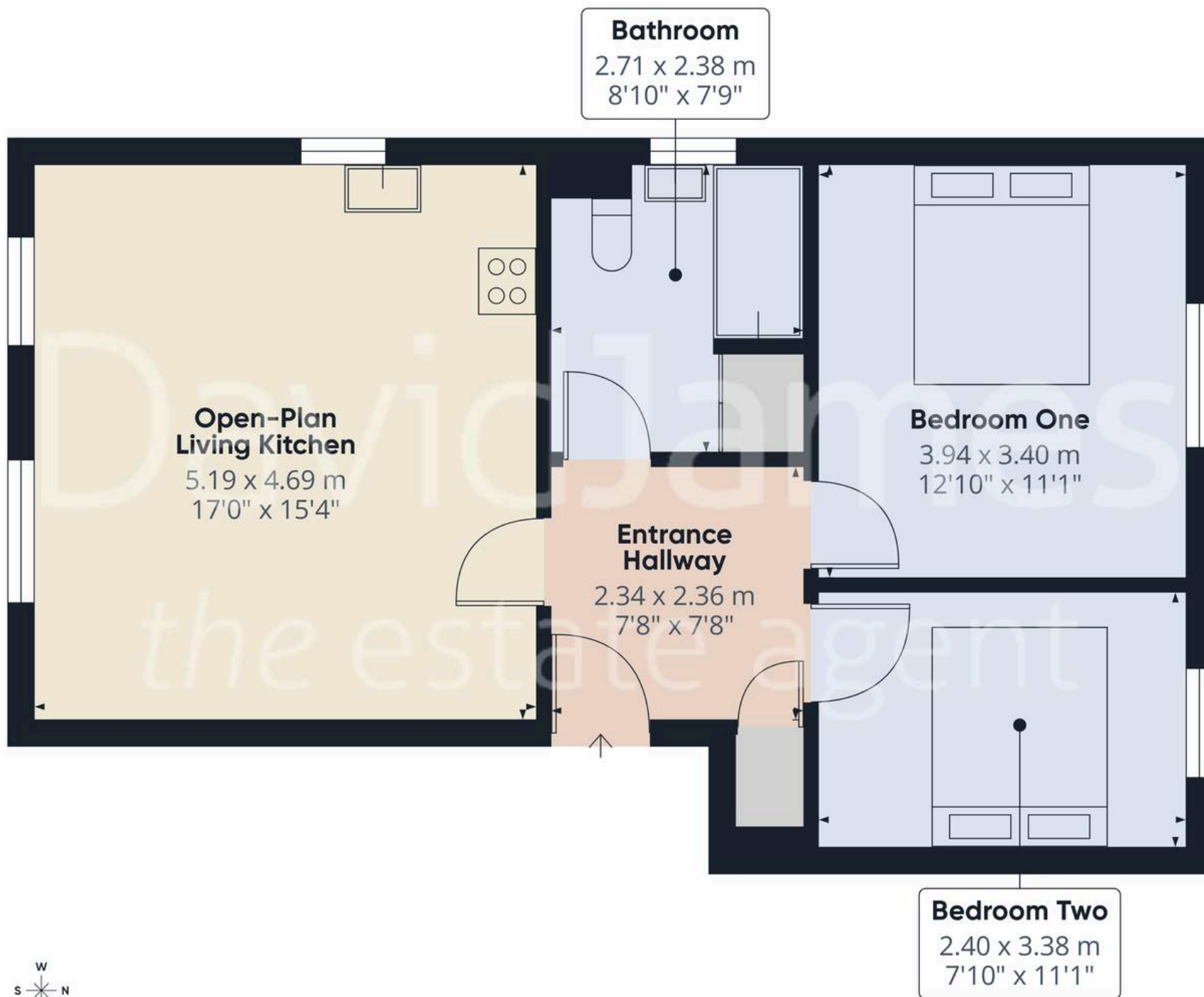
EPC Environmental Impact Rating:

- Modern second-floor apartment within a well-maintained residential development
- Ideal purchase for first-time buyers, working professionals or investment buyers
- Offered to the market with no upward chain
- Secure communal entrance with intercom system for added convenience
- Bright open-plan living and kitchen area with dual-aspect windows
- Modern fitted kitchen area with integrated cooking appliances and practical work surfaces
- Two well-proportioned double bedrooms
- Bathroom fitted with white three-piece suite and shower over the bath
- Secure gated development with allocated parking space and visitor parking available
- Convenient location within easy reach of Nottingham City Centre's amenities and transport links









Approximate total area⁽¹⁾
58.5 m²
629 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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