



11 Bentinck Court, Nottingham – NG2 4PD

Guide Price £120,000



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Nottingham

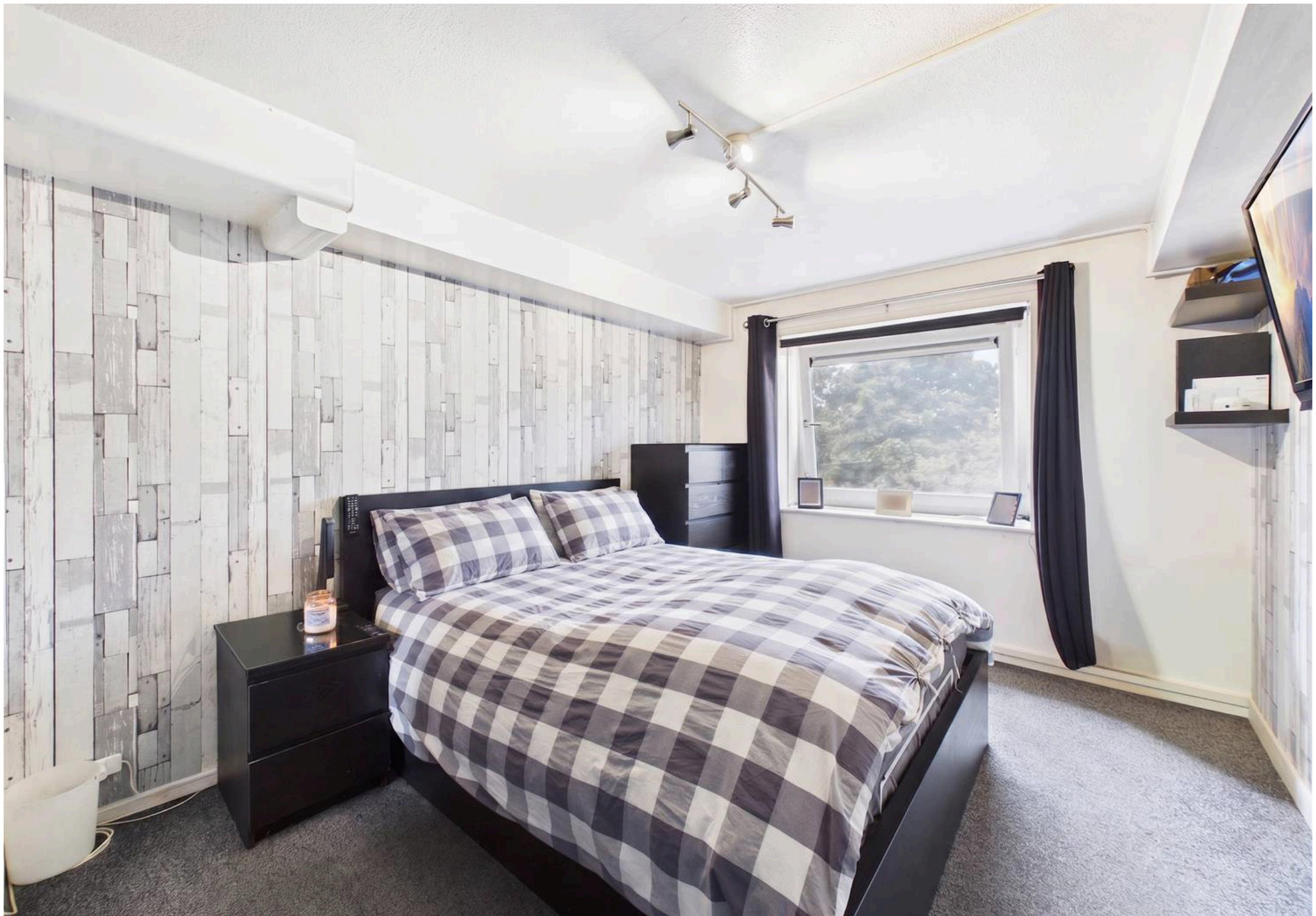
First floor flat with Nottingham city centre on the doorstep! Ideal for first-time buyers, investors or professionals and boasting a lounge with balcony, kitchen, bathroom and secure parking. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- First floor flat
- Ideal for first-time buyers, professionals and investors
- A short walk from Nottingham city centre's vibrant amenities and transport links
- Good-sized lounge with a feature balcony terrace
- Modern fitted kitchen with space for freestanding appliances
- Two well-proportioned double bedrooms
- Contemporary bathroom with a white three-piece suite, rainfall-style shower and LED lighting
- Audio and video intercom security system
- Lock-up ground floor storage
- Secure car parking with remote barrier entry







Hallway
5.46 x 0.83 m
17'11" x 2'8"

Bathroom
2.02 x 1.81 m
6'7" x 5'11"

Kitchen
3.96 x 1.82 m
12'11" x 5'11"

Bedroom Two
2.47 x 4.13 m
8'1" x 13'6"

Bedroom One
3.00 x 4.13 m
9'9" x 13'6"

Lounge
3.13 x 5.03 m
10'3" x 16'6"

Balcony
2.62 x 0.97 m
8'7" x 3'2"

Approximate total area⁽¹⁾

58.6 m²
631 ft²

Balconies and terraces

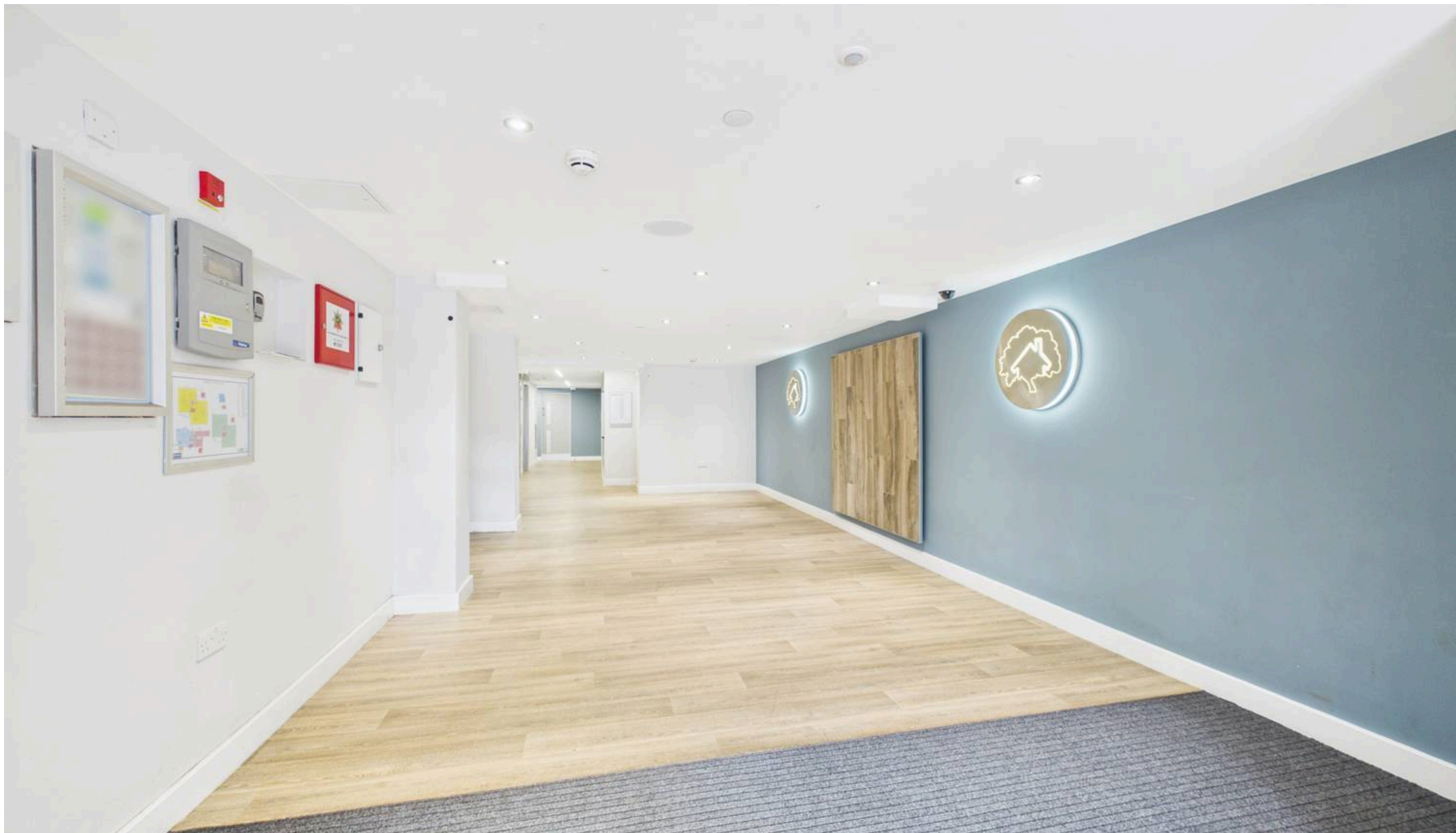
2.5 m²
27 ft²

(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.

GIRAFFE360





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