



Drapers Bridge, Hounds Gate, NG1 7AE
Offers Over £145,000 Leasehold

MARTIN&CO

Drapers Bridge, Hounds Gate

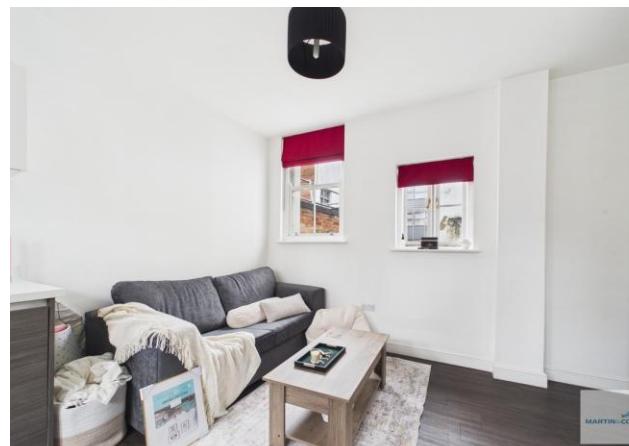
1 Bedroom, 1 Bathroom

Offers Over £145,000

- One Bedroom First Floor Apartment
- Situated In This Highly Regarded Conversion
- Excellent, Central Location
- Contemporary Finish Throughout
- Small Development Of Just 23 Apartments
- Currently Achieving A 7.86% Yield
- No Onward Chain

Situated in this desirable conversion of just 23 apartments of a former drapers and haberdashers, this one bedroom first floor apartment offers a contemporary blended seamlessly in a characterful building. The accommodation comprises of an entrance hall with storage cupboard, an open plan dual aspect living/dining/kitchen, double bedroom with fitted wardrobe and modern fitted shower room. Affording an excellent location, peacefully tucked away, yet within just

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



minutes walk of an array of amenities the City Centre has to offer.

HALLWAY 15' 7" x 4' 6" (4.75m x 1.37m) With wood effect flooring, airing & storage cupboard and two ceiling lights.

OPEN PLAN LIVING/DINING/KITCHEN 14' 11" x 10' 10" (4.55m x 3.3m) The living/dining area has wood effect flooring, two windows, wall mounted electric radiator and ceiling light. The fitted kitchen has a range of high and low level units with a squared edge worktop over incorporating a stainless steel sink and drainer, integrated electric oven, hob and extractor hood with splashback, integrated fridge with ice box, washing machine and slimline dishwasher, wood effect flooring, three windows to the side elevation and fitted ceiling spotlights.

BEDROOM 11' 6" x 9' 7" (3.51m x 2.92m) With fitted carpet, window to the side elevation, fitted wardrobe with sliding mirrored doors, wall mounted electric

heater 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., vanity wash hand basin, floor and part wall tiling, electric heater and fitted ceiling spotlights.

NOTES The property is currently let under a fixed term agreement until July 2026 achieving a rent of £950pcm generating a yield of approx. 7.86%.









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