



88 Cranmer Street, Nottingham - NG3 4HP

Guide Price **£140,000**





88 Cranmer Street

Nottingham, 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!

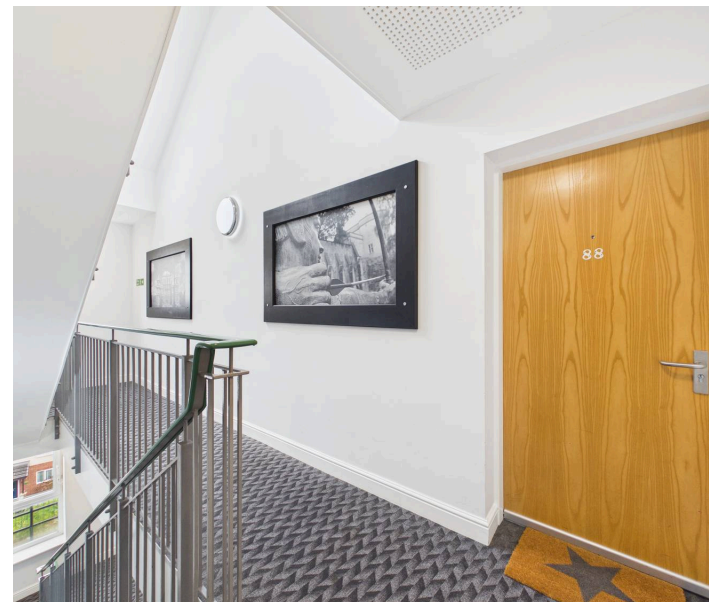
Council Tax band: A

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

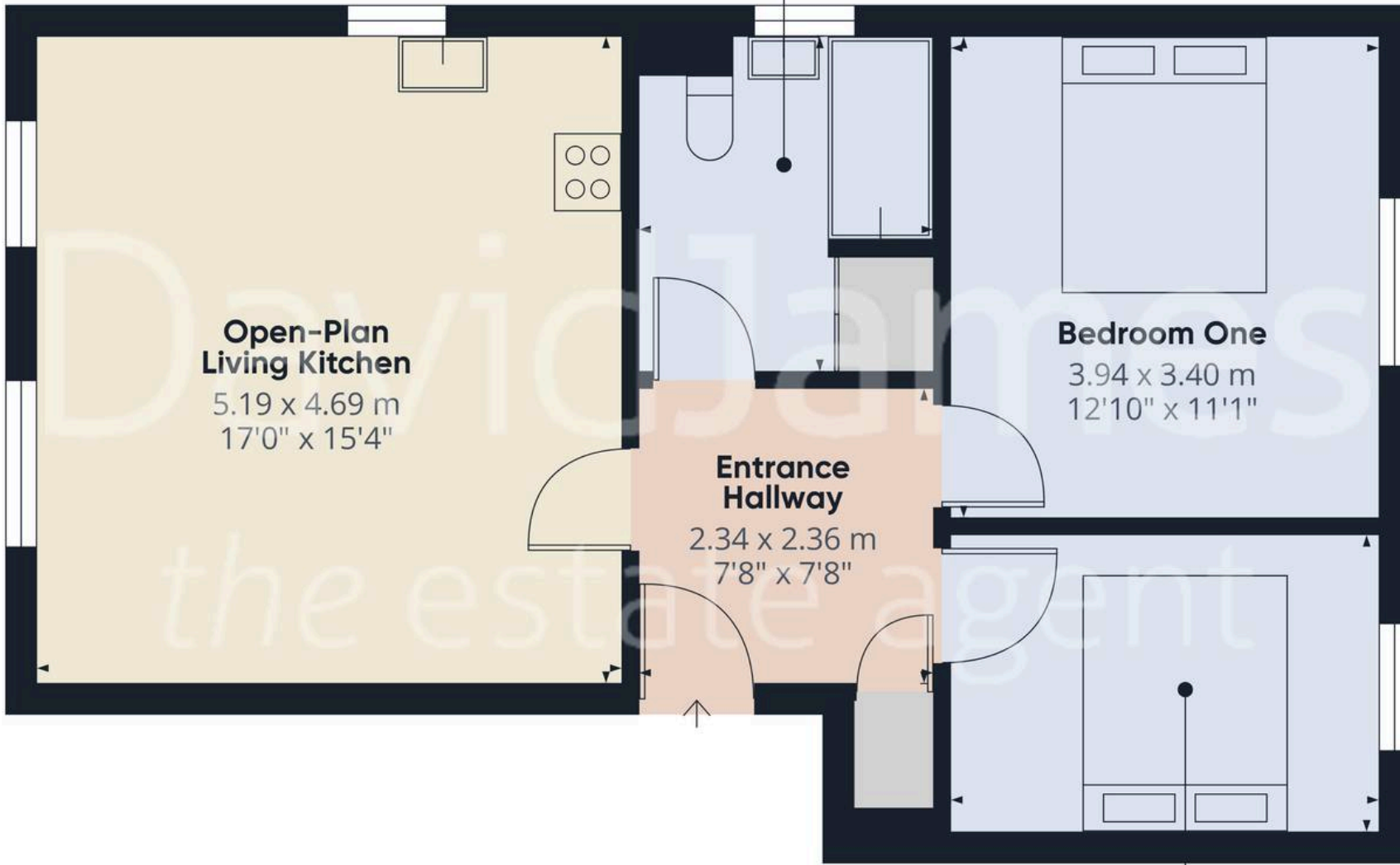








Bathroom
2.71 x 2.38 m
8'10" x 7'9"



Open-Plan Living Kitchen

5.19 x 4.69 m
17'0" x 15'4"

Entrance Hallway

2.34 x 2.36 m
7'8" x 7'8"

Bedroom One

3.94 x 3.40 m
12'10" x 11'1"

Bedroom Two

2.40 x 3.38 m
7'10" x 11'1"

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.

GIRAFFE360





David James Estate Agents

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

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.