



The Fruit Market Bedford Row, Nottingham NG1 1BL

welcome to

The Fruit Market Bedford Row, Nottingham

- Final opportunity to own at award-winning Fruit Market
- High specification throughout delivered by leading responsible real estate developer, igloo
- 3 double bedrooms, 3 storey Home with 2nd floor terrace
- Prime location on the edge of Nottingham City Centre, surrounded by independent shops, cafés, and businesses
- Private shared courtyard garden

Tenure: Freehold EPC Rating: Exempt

£395,000

Final phase at award-winning Fruit Market development. Last chance to own an Igloo townhouse. 3 double beds, 3 storeys located in the vibrant and cosmopolitan area of Sneinton Market. With high specification, low running costs, communal courtyard and city centre on your doorstep.



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Property Ref:

NVS119917 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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