



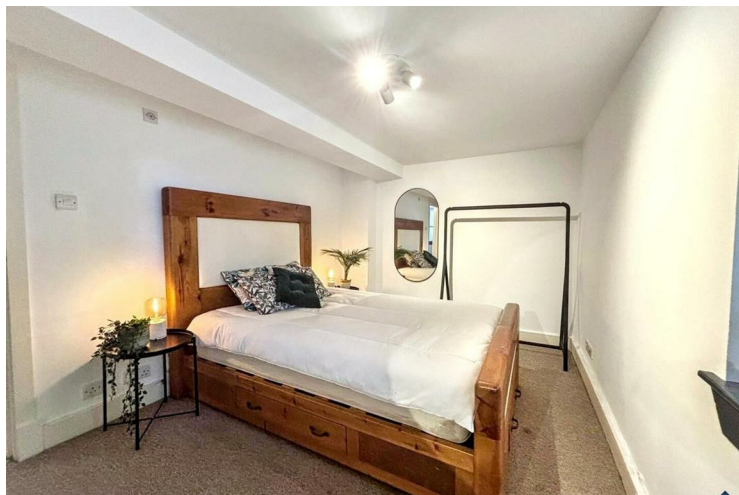
APARTMENT 3, STONE YARD 1 HOLLOWSTONE

£1,200 Per

****VIRTUAL VIDEO LINK AVAILABLE****

A furnished two bedroom duplex apartment situated within The Lace Market in Nottingham City Centre.

This apartment has been finished to a warm, tasteful standard throughout. To the first floor is an open plan lounge and kitchen area. This area benefits from natural daylight from the original feature windows.



- Furnished two bedroom duplex apartment • Open plan living • Kitchen includes appliances • Sought after location

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Electric heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = unlikely in this area.

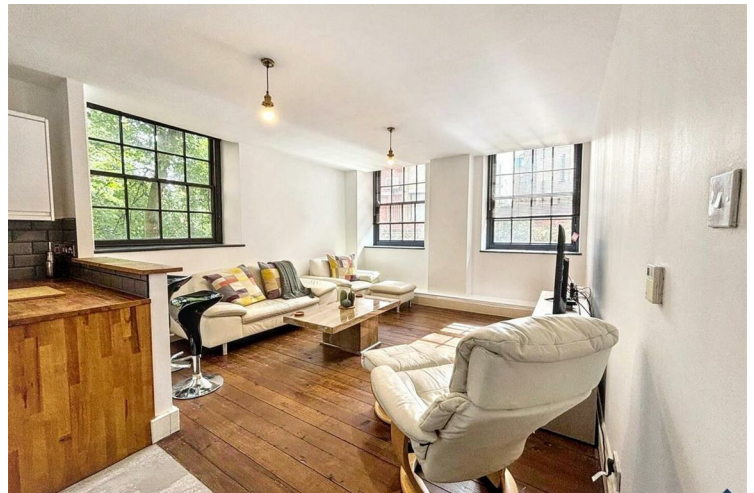
Coal mining area location: located on the coalfield.

Council: Nottingham City Council

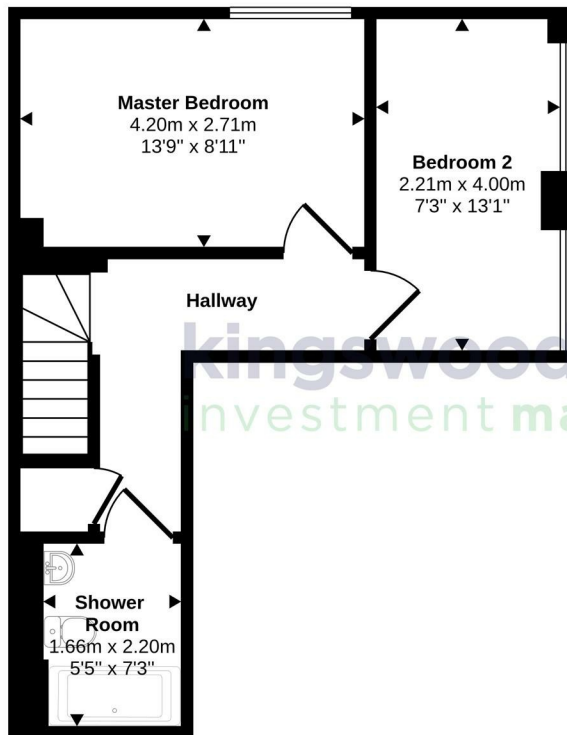
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



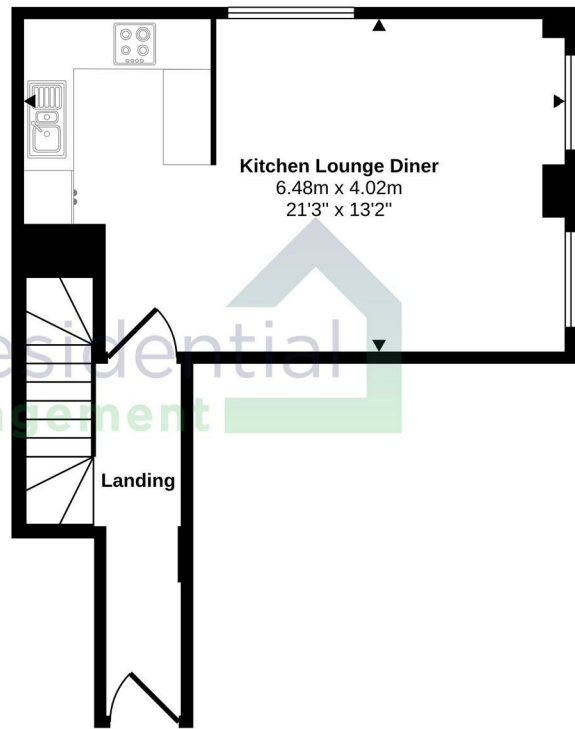
- Character and original feature windows
- Two double bedrooms
- Within close reach of several amenities
- Within close reach of Nottingham Train Station
- Electric heating
- Fully redecorated throughout



Approx Gross Internal Area
67 sq m / 723 sq ft



Lower Floor
Approx 35 sq m / 376 sq ft



Ground Floor
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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