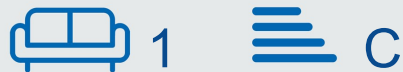


William Bancroft Building

Nottingham
NG3 1GH

Price Guide £130,000



 0115 841 1155



- Top-floor one-bedroom apartment
- Convenient location close to the city centre
- Spacious double bedroom
- Entrance hall with built-in storage cupboard
- Ideal for first-time buyers or investors
- Located within the William Bancroft Building, Nottingham
- Large open-plan lounge/kitchen measuring approx. 6.23m x 6.98m
- Well-appointed bathroom with full-size bath
- Practical and efficient layout throughout
- Approx. 634 sq. ft. total accommodation

Roden Street, Nottingham, NG3 1GH

Key Features

Situated on the top floor of the sought-after William Bancroft Building, this well-presented one-bedroom apartment offers approximately 58.9 sq. m. (634 sq. ft.) of thoughtfully arranged accommodation, ideal for owner-occupiers or investors alike.

The apartment is entered via a welcoming entrance hall which benefits from a useful storage cupboard and provides access to all rooms. The standout feature of the property is the exceptionally spacious open-plan lounge/kitchen, measuring over 6.9 metres in length, offering ample space for relaxing, dining, and entertaining. The kitchen area is neatly arranged along one wall, creating a practical yet sociable living environment with excellent natural flow.

The double bedroom is well-proportioned, comfortably accommodating bedroom furniture while maintaining a bright and airy feel. The bathroom is conveniently positioned off the hallway and is fitted with a modern white suite, including a bath with overhead shower.

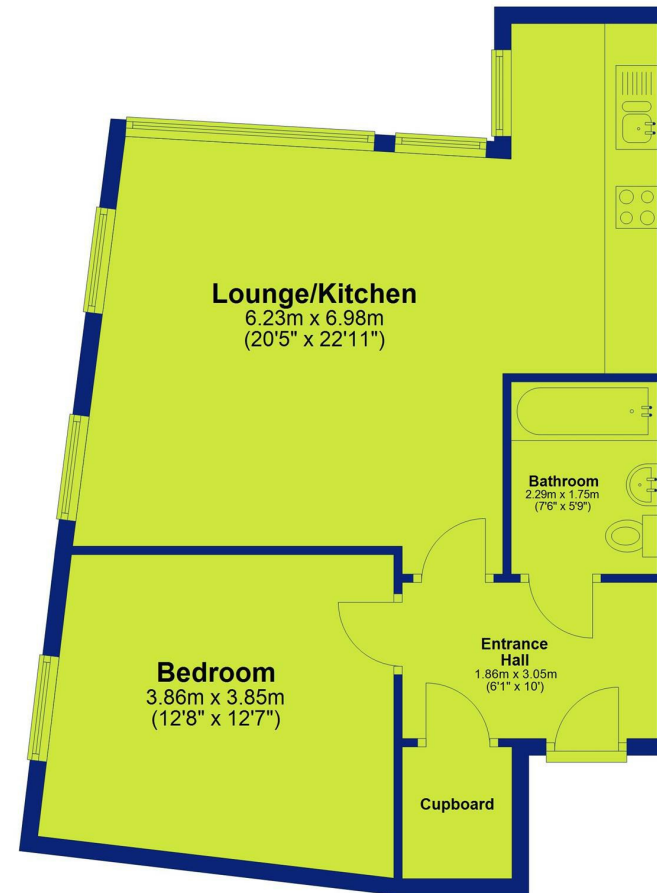
Located within close proximity to Nottingham city centre, the apartment is ideally placed for access to local amenities, transport links, universities, and workplaces, making it a highly convenient urban home.



Roden Street, Nottingham, NG3 1GH



Top Floor
Approx. 58.9 sq. metres (634.0 sq. feet)

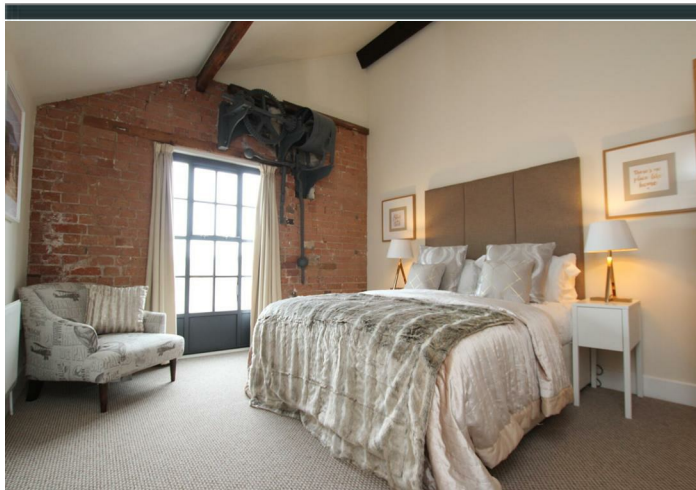


Total area: approx. 58.9 sq. metres (634.0 sq. feet)



0115 841 1155

Roden Street, Nottingham, NG3 1GH




Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.