



**Flat 2, Forman House Hucknall Road, Nottingham – NG5 1QZ**

Guide Price £185,000

**DavidJames**  
the estate agent



## Flat 2

Forman House Hucknall Road,  
Nottingham

Superb 2 bed character apartment blending historic charm with modern design and featuring open-plan living, 2 bathrooms, allocated parking and excellent transport links to Nottingham City Centre!

Council Tax band: B

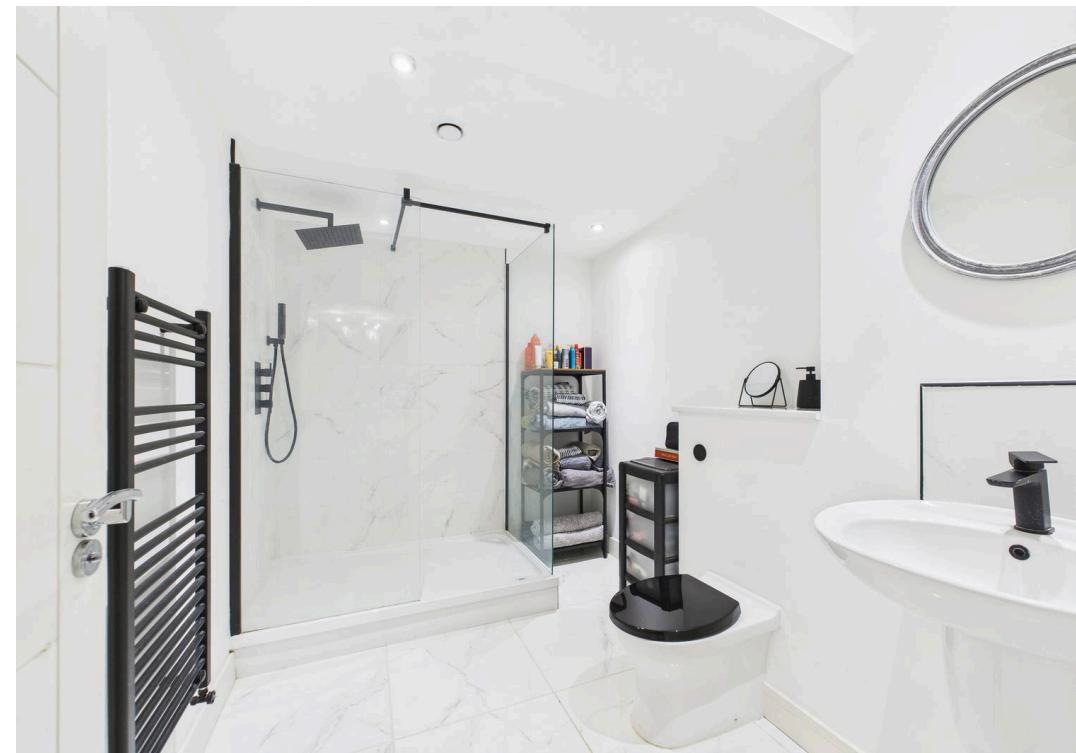
Tenure: Leasehold

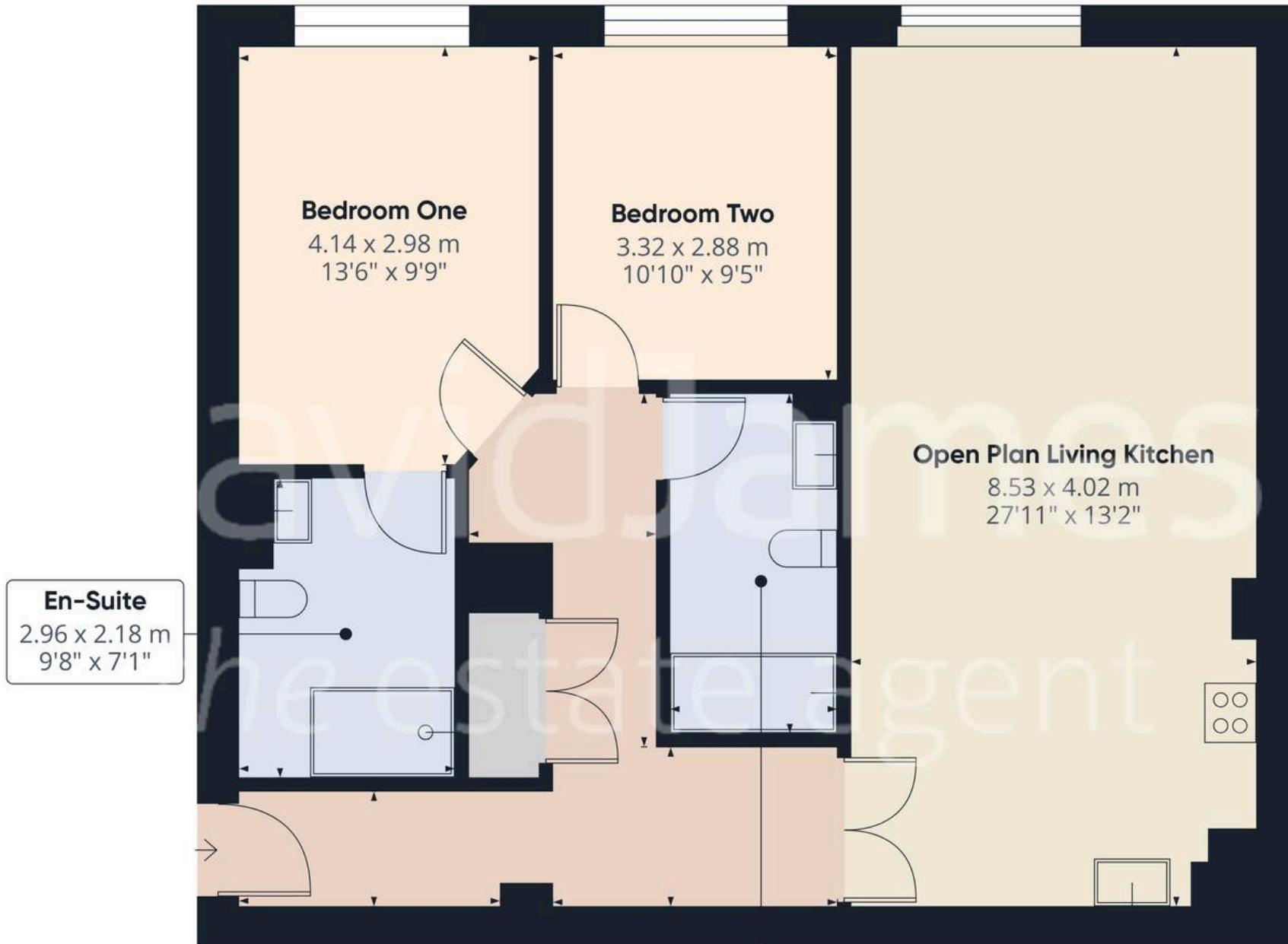
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Stylish lower ground floor apartment set within a historic former print works
- Close to Sherwood's vibrant amenities, frequent bus/tram services and Forest Recreation Ground
- Convenient access to City Hospital and Nottingham City Centre
- Ideal for first-time buyers, investors and professionals seeking a simple commute
- Spacious open-plan kitchen, dining and living area with modern industrial-inspired design
- Two generous double bedrooms
- Principal bedroom featuring a spacious and stylish en-suite shower room
- Modern contemporary bathroom with a three-piece suite
- Allocated parking space plus additional visitor parking to the rear
- Secure lock-up storage unit on site







(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.



## David James Estate Agents

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