

# Templars Court

Nottingham  
NG7 3GT

£125,000



 0115 841 1155



- 2 Bedroom Apartment
- Gas Central Heating
- Allocated Parking Space
- Investment Opportunity
- EPC Rating C
- Ideal For First Time Buyers
- Balcony
- 2 Double Bedrooms
- Council Tax Band A
- Leasehold Property



0115 841 1155

## Templars Court, Nottingham, NG7 3GT

### Key Features

FHP Living Are delighted to bring to the market this 2-bedroom apartment located within the Templars Court development situated near Radford Boulevard. There are two well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office, or guest room. The property is completed by a modern bathroom, fitted with a three-piece suite.







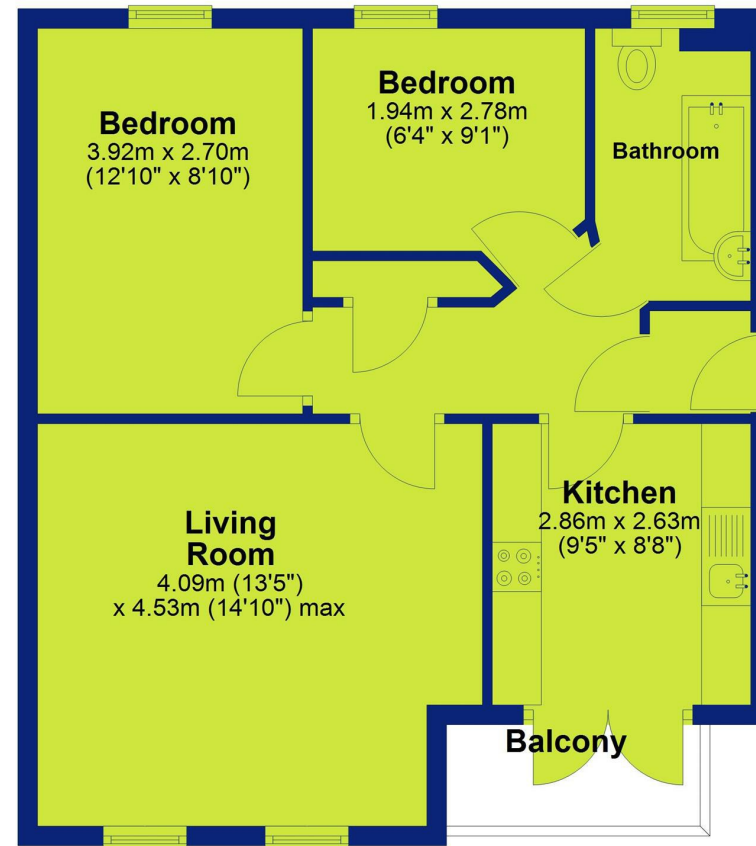
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### Second Floor

Approx. 54.8 sq. metres (590.3 sq. feet)



Total area: approx. 54.8 sq. metres (590.3 sq. feet)



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### *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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.