

38 Cranmer Street

Nottingham
NG3 4HL

Asking Price Of £127,500



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0115 841 1155



- Two Bedrooms
- One Bathroom
- Allocated Parking
- Fully Furnished
- Vacant Possession
- Close To The City
- Bright Apartment
- Investment Opportunity
- Quiet Area
- Contact FHP Living For More Information



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38 Cranmer Street, Nottingham, NG3 4HL

Key Features

FHP Living are delighted to present this immaculately presented, fully furnished, and fully equipped two-bedroom second-floor apartment at 38 Cranmer Street, located just a short distance from Nottingham City Centre.

The property benefits from an allocated, secure gated parking space and is offered to the market chain-free, making it an ideal opportunity for first-time buyers, investors, or professionals seeking a modern and conveniently located home.

Accommodation comprises:

Entrance Hall: 2.37m x 2.33m (7'9" x 7'8")

A welcoming hallway providing access to all rooms, with ample storage space and modern laminate flooring.

Open Plan Kitchen / Living Room: 4.67m x 5.15m (15'4" x 16'11")

A bright and spacious open-plan living area with modern black gloss wall and base units, integrated appliances including oven, hob, extractor, fridge, freezer, and dishwasher. The space offers room for both dining and lounge areas, with large windows flooding the room with natural light.

Bedroom One: 3.41m x 3.94m (11'2" x 12'11")

A generous double bedroom with plush carpet flooring, large window, and stylish décor. Furnished with a double bed, bedside tables, and storage.

Bedroom Two: 4.19m x 2.39m (13'9" x 7'10")

A well-proportioned second double bedroom with carpet flooring and a double-glazed window. Currently furnished as a guest room with a double bed, chest of drawers, and bedside table.

Bathroom: 2.33m x 2.76m (7'8" x 9'1")

A modern bathroom fitted with a three-piece suite comprising bath with overhead shower, wash hand basin, and WC. Finished with part-tiled walls, tiled flooring, heated towel rail, and extractor fan.

Additional Features:

- Secure gated parking with allocated space
- Fully furnished and equipped
- Modern décor throughout
- Double glazing and electric heating
- Vacant and chain-free





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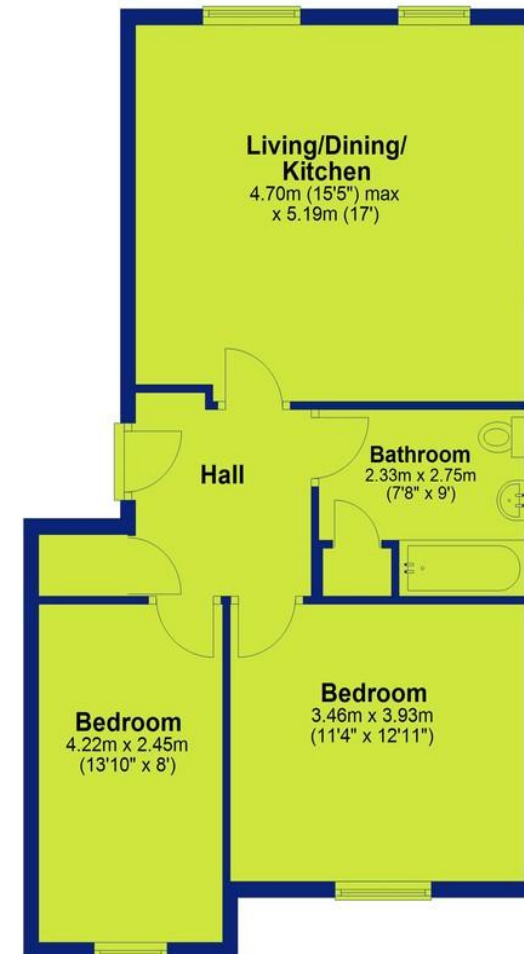
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Second Floor

Approx. 62.9 sq. metres (677.4 sq. feet)



Total area: approx. 62.9 sq. metres (677.4 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.