

111 The Ropewalk

Nottingham
NG1 5DJ

Guide Price £275,000



- Penthouse Apartment
- Large Roof Terrace
- Allocated Secure Parking
- Two Double Bedrooms
- Large Open Plan Kitchen/Living Area
- Sought After Location
- Stunning Views Over Nottingham City Centre
- Offered With Vacant Possession
- Viewings Are Highly Recommended
- Contact FHP Living

 0115 841 1155

111 The Ropewalk, Nottingham, NG1 5DJ

Key Features

Forming part of this charming development adjacent to one of Nottingham's most prestigious locations, FHP Living are pleased to be offering for sale this one of kind luxury penthouse apartment. Benefitting from a large L shaped roof terrace, allocated parking and two double bedrooms, this apartment epitomises city centre living.

FHP Living are excited to introduce to the market this truly breath-taking Luxury Penthouse Apartment in the heart of Nottingham's vibrant city centre.

This accommodation briefly comprises; entrance hall, open plan Kitchen/Living/Dining area, large wrap around terrace measuring circa 400sqft, 2 double bedrooms including a master with a stylish ensuite and adjacent to the first bedroom is a shower room. Impressively, both double bedrooms offer spacious accommodation with ample storage space.

The modern kitchen is fitted with a range of integral appliances and boasts a crisp, clean and classic design. In addition, the open plan aspect of the kitchen/living/dining area creates a bright and open space that complements the modern living design. This is enhanced further by the large french doors that lead out to the marvellous balcony. This classic style looks beautiful from the inside and out, being functional and practical whilst maximising light and ventilation. Undoubtedly, the most exclusive feature of this Penthouse Apartment is the outdoor, spacious balcony that boasts an incredible, one of a kind, view over Nottingham's city centre.

Situated in a highly sought after development, this apartment is a rare visitor to the market and an opportunity that cannot be missed. Viewings are highly recommended.

We have been advised by the vendor of the following;

Service Charge: £1,349.58 PA

Ground Rent: £250 PA

Lease: 980 years remaining

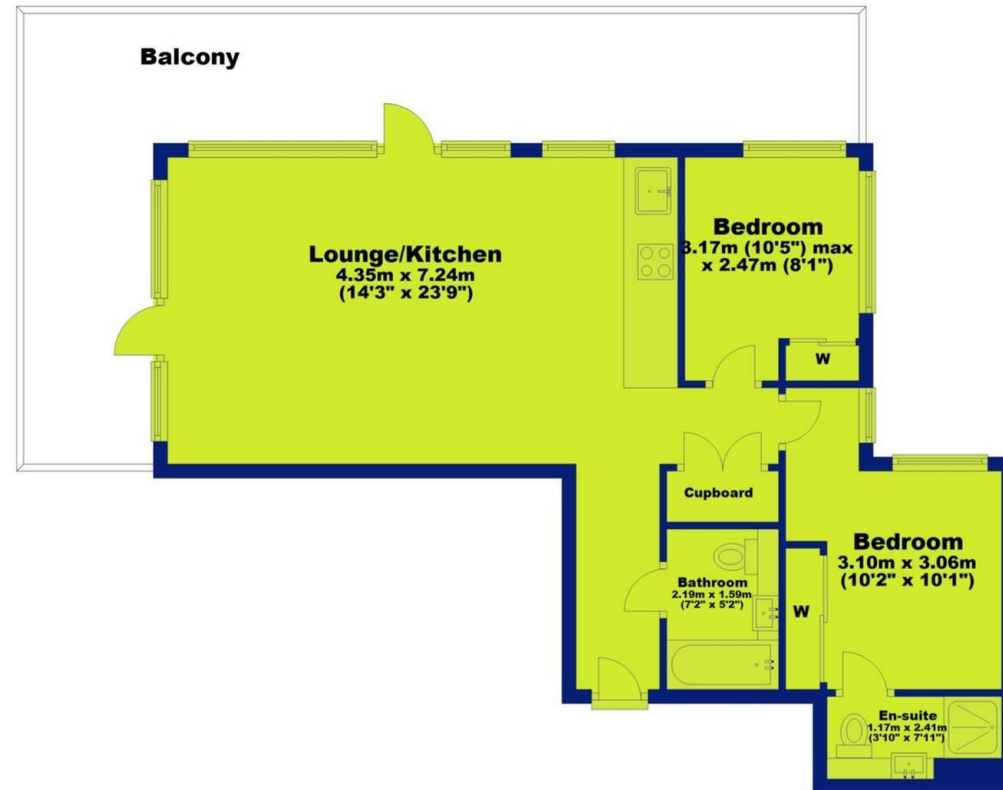
For more details or to arrange a viewing please contact Joe Hargreaves.

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.



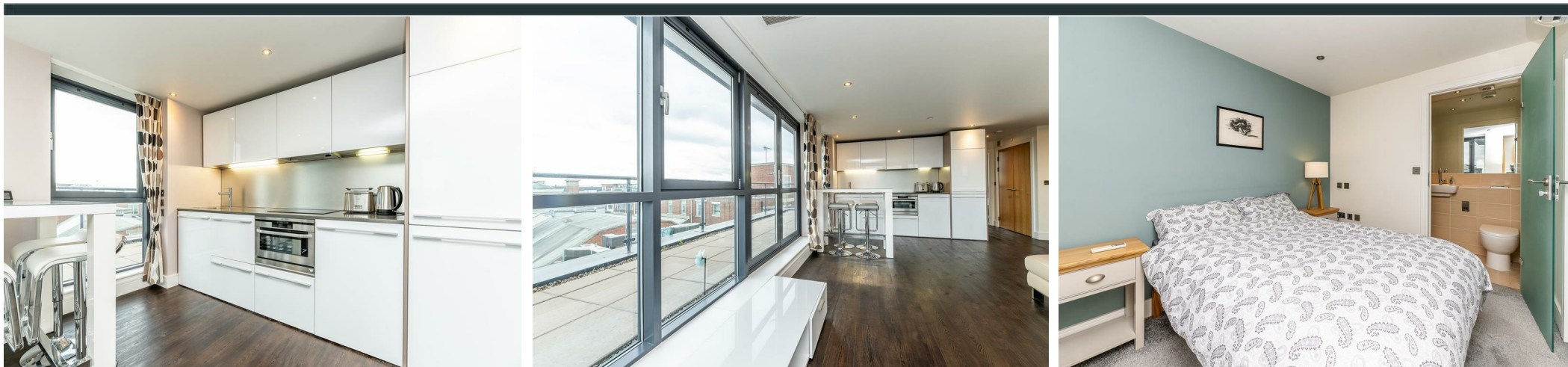
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Interested in this home?

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) A			
(81-91) B		80	80
(69-80) C			
(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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