

# Drapers Bridge

17-21 Hounds Gate  
Nottingham  
NG1 7DR

**Guide Price £190,000**



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0115 841 1155



- Beautiful 2 Bedroom Apartment
- Ensuite Bedroom
- City Centre Location
- 721 SQFT
- Spacious Open Plan Living Area
- Ideal Investment Opportunity
- Modern Build
- Council Tax Band D
- EPC Rating C
- Service Charge - £2487.52 p/a
- Ground Rent - £250 p/a
- Lease - 240 years remaining



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## Drapers Bridge, 17-21 Hounds Gate, Nottingham, NG1 7DR

### Key Features

FHP Living are delighted to bring the market this 2-bedroom 2-bathroom apartment in the Drapers Bridge Development in the city centre. This property would be perfect purchase for a small family or an investor given its prime city centre location.

The Property comprises of: Entrance Hall, Ensuite bedroom with fitted wardrobe, Second Bedroom with fitted wardrobes, Bathroom, Finishing with a Open Plan Living Kitchen Area.

Set over a square footage of over 720 sq ft, the property also benefits from period windows as well as an extended kitchen worktop allowing to separate the kitchen and living area within the open plan living space.

We have been advised by the vendor of the following but this will need to be checked by your solicitor;

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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## Second Floor

Approx. 67.0 sq. metres (721.2 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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