

# The Stoneyard, Plumpton Street

Nottingham  
NG1 1JL

Asking Price £369,950



- Three-bedrooms
- Large Duplex Apartment
- Large south facing private terrace
- Immaculate specification
- Viewing essential!
- Two bathrooms
- Over 1,400 SQFT
- Allocated car parking
- Beautifully finished throughout
- Tenure - Leasehold

 0115 841 1155



0115 841 1155

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### Key Features

A luxury three-bedroom duplex apartment, located in the sought-after area of Nottingham City Centre. Viewing essential to appreciate the space that the apartment has to offer!

The apartment immediately opens up into a striking, light-filled open-plan living and dining space. Generously proportioned, this is the heart of the home, ideal for both relaxed everyday living and hosting guests. The sleek, high-end kitchen sits within this space, complete with integrated appliances, contemporary cabinetry, and refined finishes that make it as practical as it is stylish.

Moving through, a central hall connects the living area to the rest of the lower ground floor. Here you'll find a well-appointed shower room, thoughtfully designed with modern fixtures. The first of the three bedrooms is perfect as a guest room or home office.

Upstairs to the ground floor, the sense of space continues. The master bedroom is particularly impressive, bright, expansive, and enhanced by bespoke fitted wardrobes. It also benefits from a beautifully finished en-suite bathroom, with a free standing bath and walk-in shower.

Across the landing, a third bedroom provides further flexibility, whether used as a sleeping space, workspace, or snug. Adjacent to this is a unique mezzanine level, adding character and versatility.

Completing the home is a private south-facing terrace, a real highlight. Designed for both relaxation and entertaining, it features composite decking, seating areas, and a dedicated BBQ space.

The apartment also includes an allocated parking space, adding convenience to its long list of features.

Set in Nottingham's sought-after Lace Market, the location places you right in the middle of everything. From here, it's just a short walk to the train station, Market Square, and an array of restaurants, bars, and cafés. The nearby tram stop offers easy connections across the city, while both universities and the independent charm of Hockley are within easy reach.

#### Lease & Costs:

Lease Remaining: 974 years

Service Charge & Ground Rent (Combined): £6,000 per annum

This exclusive home is ideal for professionals, families, or investors looking for a property that effortlessly combines contemporary design with a prime city location.

For viewings or more information, get in touch today!



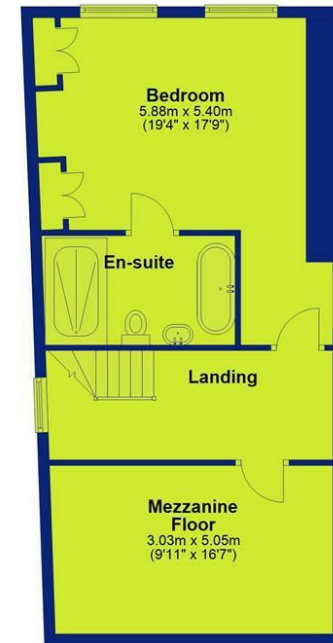
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**Lower Ground Floor**  
Approx. 77.9 sq. metres (838.5 sq. feet)



**Ground Floor**  
Approx. 57.5 sq. metres (619.0 sq. feet)

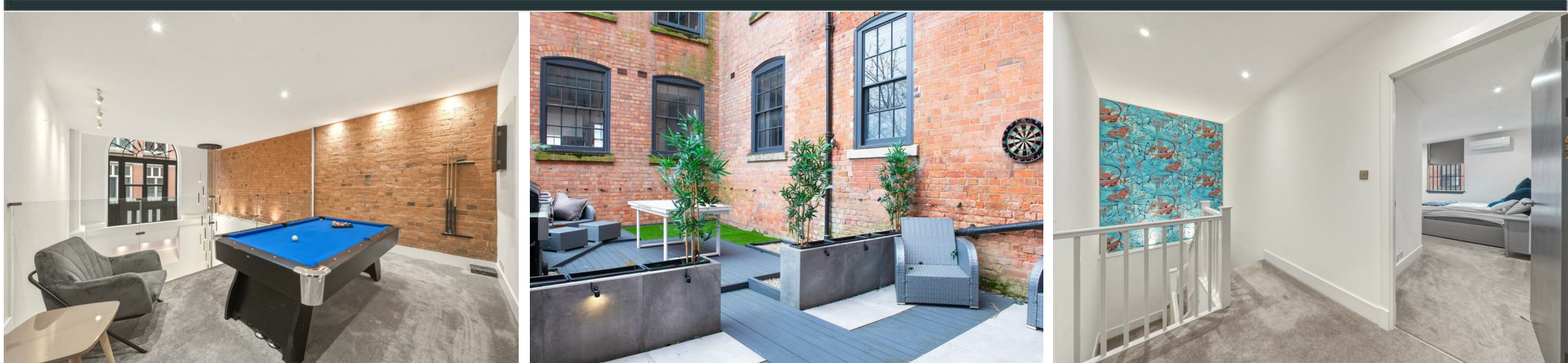


Total area: approx. 135.4 sq. metres (1457.4 sq. feet)



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## Plumptre Street, Nottingham, NG1 1JL




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

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