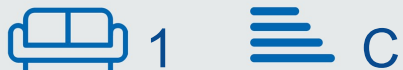



William Bancroft Building

Nottingham
NG3 1GH

Guide Price £150,000



- Third floor apartment
- Spacious lounge/diner measuring over 23 ft in length
- Separate kitchen with scope for modernisation
- Generous entrance hall with access to all rooms
- Convenient location close to Nottingham city centre, amenities, and transport links
- Approximately 704 sq. ft. of internal living space
- Two well-proportioned bedrooms
- Bathroom fitted with a three-piece suite
- Ideal for first-time buyers, professionals, or investors
- EPC Rating C

 0115 841 1155



0115 841 1155

Roden Street, Nottingham, NG3 1GH

Key Features

Located in the sought-after William Bancroft Building on Roden Street, Nottingham, this charming third-floor apartment presents a wonderful opportunity for first-time buyers, or investors the property is currently rented for £1150pcm until January 2027. Spanning approximately 704 square feet, the property boasts a well-thought-out layout that maximises space and comfort.

Upon entering, one is greeted by a delightful reception room that exudes character, enhanced by high ceilings and exposed beams that add a touch of elegance. The apartment comprises two inviting bedrooms, perfect for restful nights or as versatile spaces for work or guests. The well-appointed bathroom ensures convenience and comfort for daily routines.

The unique features of this apartment, including the striking steel columns, contribute to its distinctive charm, making it a truly special place to call home. Located in the vibrant NG3 area, residents will enjoy easy access to local amenities, parks, and excellent transport links, ensuring a lifestyle of both convenience and leisure.

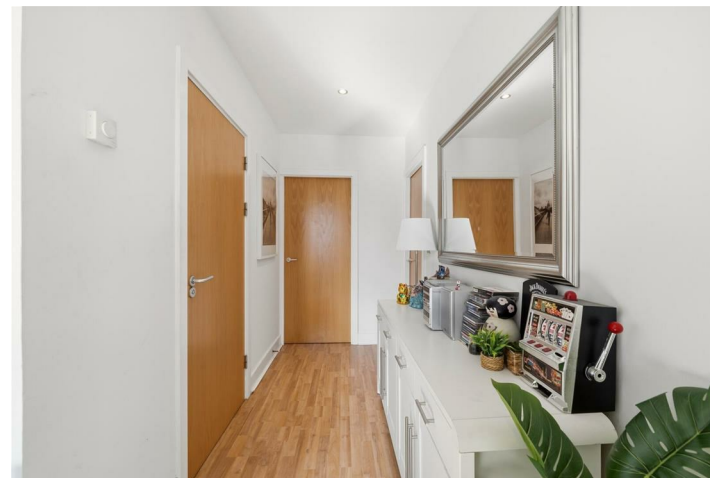
This property is not just a home; it is an opportunity to embrace a lifestyle in a thriving community. Whether you are looking to settle down or invest in a promising property, this apartment in the William Bancroft Building is a remarkable choice that combines character, space, and a prime location.

The property features a spacious and bright lounge/diner measuring an impressive 23 ft in length, providing ample room for both relaxing and entertaining. The adjoining kitchen is conveniently located and offers a practical layout with scope for modernisation to suit personal taste.

There are two bedrooms, including a generous principal bedroom and a second well-sized room, ideal as a guest bedroom, home office, or for family use. The accommodation is completed by a bathroom fitted with a three-piece suite and a welcoming entrance hall that provides access to all rooms.

The apartment offers excellent potential for cosmetic improvement, allowing buyers to add value and create a home tailored to their needs.

The property benefits from a convenient Nottingham setting, with easy access to the city centre, local amenities, and transport links.





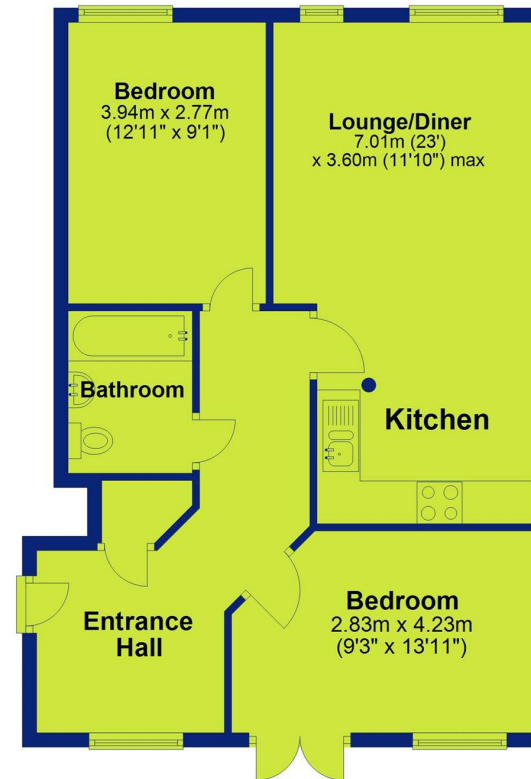
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Third Floor

Approx. 65.4 sq. metres (704.0 sq. feet)



Total area: approx. 65.4 sq. metres (704.0 sq. feet)



0115 841 1155

Roden Street, Nottingham, NG3 1GH




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		78	82
(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 	

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.