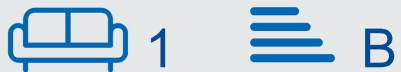



# Barrack Lane

Nottingham  
NG7 1EZ

£320,000



- Modern apartment development adjacent to one of Nottingham's most prestigious locations
- Over 1,200 sq ft of space
- Stylish, minimalist interior design
- Modern kitchen with large central island
- Three bedrooms, Principal bedroom with en-suite and small balcony
- Undercroft parking for 2 cars, communal lift, well maintained stairways and residents' gym
- Underfloor heating and double glazing
- Open-plan living, dining and kitchen area
- French style door leading to the terrace
- Modern family bathroom

 0115 841 1155

## Barrack Lane, Nottingham, NG7 1EZ

### Key Features

Situated within easy reach of Nottingham's vibrant city centre, with its excellent selection of bars, restaurants, shops, entertainment venues and superb transport links, this exceptional contemporary apartment forms part of an exclusive development built within the last ten years. The development benefits from undercroft parking, a communal lift, well maintained stairways and a small residents' gym. Extending to over 1,200 sq ft, this well presented apartment offers spacious accommodation together with the rare advantage of both a terrace and balcony.

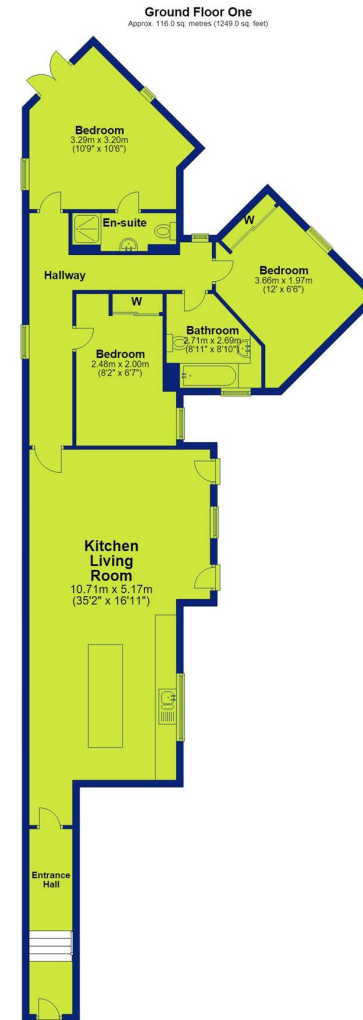
The contemporary interior has been thoughtfully designed with a stylish, minimalist feel throughout. A welcoming communal entrance hall leads to the apartment's private entrance hall, opening into an impressive open-plan living, dining and kitchen space. The sleek, modern kitchen is fitted with contemporary units, complemented by a substantial central island that creates an ideal space for both everyday living and entertaining.

Attractive flooring flows seamlessly throughout the principal living area, while a French style door opens directly onto the terrace, providing an excellent extension of the living space. An inner hallway leads to three bedrooms, including a principal bedroom with a stylish en-suite shower room and access to a small balcony. A delightful contemporary family bathroom serves the remaining bedrooms.

Further benefits include underfloor heating, double glazing and two undercroft parking spaces, completing this outstanding apartment.



# Barrack Lane, Nottingham, NG7 1EZ

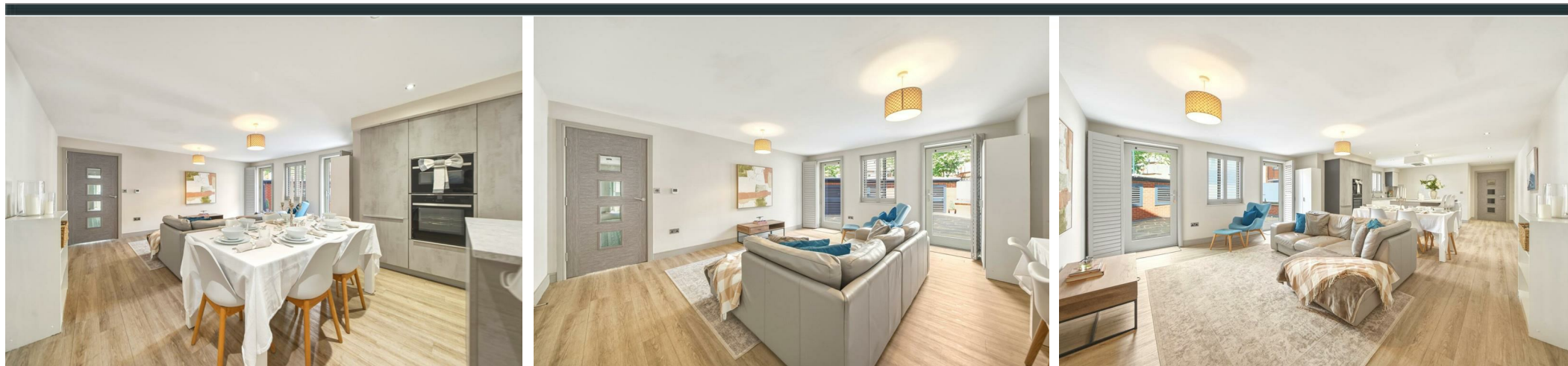


Total area: approx. 116.0 sq. metres (1249.0 sq. feet)



0115 841 1155

## Barrack Lane, Nottingham, NG7 1EZ




### *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		83	
(69-80) C			
(55-68) D			
(39-54) E			
(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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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.