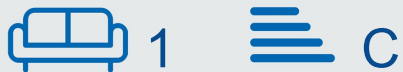


# Heathcoat Street

Nottingham  
NG1 3AA

Guide Price £279,000



- Spacious 1,039 sq ft area
- Located on Heathcoat Street
- Ideal for city living
- Bright and airy interiors
- Perfect for professionals
- Built in 2002, modern design
- Close to Nottingham amenities
- Open-plan living space
- Convenient transport links
- Viewing highly recommended

 0115 841 1155

## Heathcoat Street, Nottingham, NG1 3AA

### Key Features

Located in the vibrant area of Heathcoat Street, Nottingham, this impressive property offers a generous living space of 1,039 square feet, perfect for those seeking comfort and convenience. Built in 2002, the property combines modern design with practical living, making it an ideal choice for families, professionals, or anyone looking to enjoy the lively atmosphere of Nottingham.

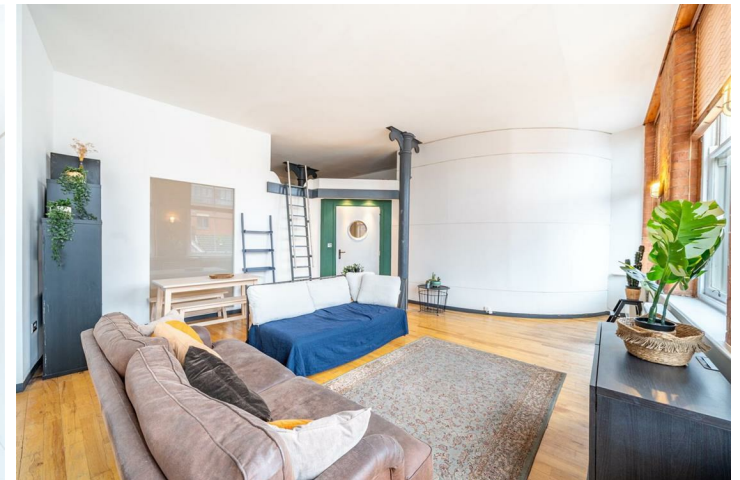
The layout of the property is thoughtfully designed to maximise space and light, creating a welcoming environment. The contemporary features and finishes throughout ensure that the home is both stylish and functional. With ample room for entertaining, relaxing, or working from home, this property caters to a variety of lifestyles. The property also benefits from secure parking and a secure storage space.

Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, restaurants, and parks, all within a short distance. The excellent transport links nearby make commuting to the city centre and beyond a breeze, enhancing the appeal of this property.

Whether you are looking to invest in a new home or seeking a rental opportunity, this property on Heathcoat Street presents a fantastic option. With its modern build and prime location, it is sure to attract interest from a wide range of potential buyers or tenants. Do not miss the chance to explore this remarkable property and envision the possibilities it holds for you.

Lease Length: 125 years

Service Charge £3537

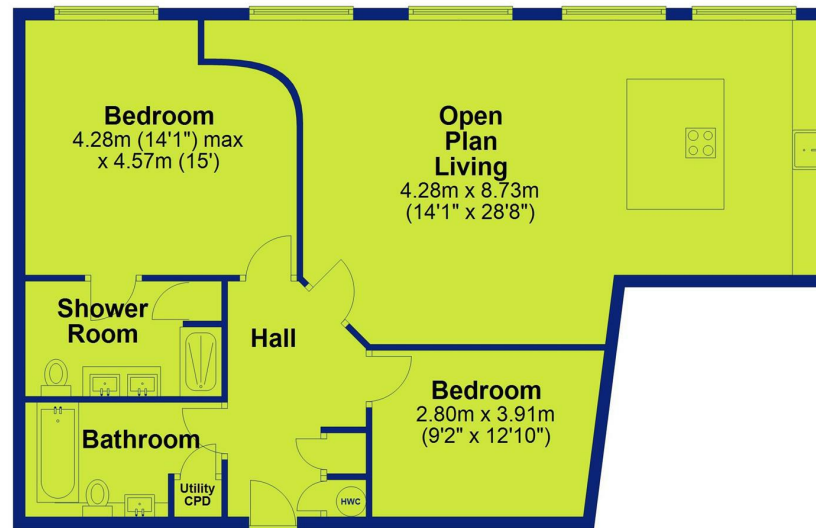


# Heathcoat Street, Nottingham, NG1 3AA



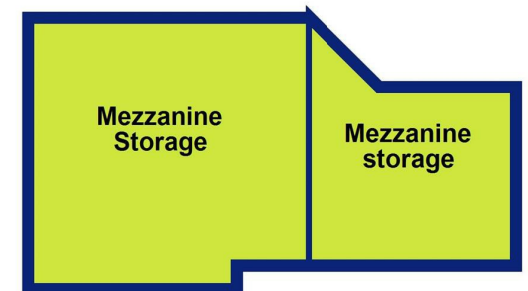
## Second Floor

Approx. 96.6 sq. metres (1039.4 sq. feet)



## Third Floor

Approx. 29.6 sq. metres (319.0 sq. feet)

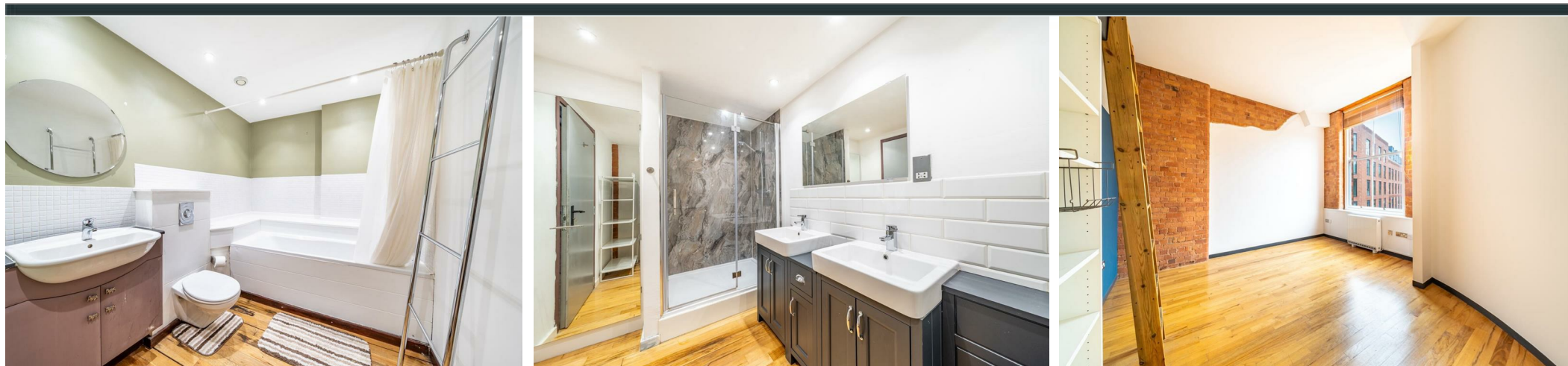


Total area: approx. 126.2 sq. metres (1358.3 sq. feet)



0115 841 1155

Heathcoat Street, Nottingham, NG1 3AA




### 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		72	
(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.