

Robert Ellis

look no further...



Hollowstone
, Nottingham NG1 1JH

£225,000 Leasehold

A STUNNING FOURTH FLOOR
APARTMENT SITUATED IN NOTTINGHAM
CITY CENTRE!

0115 648 5485



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This impressive apartment offers a blend of character and modern design, positioned in a highly sought-after central Nottingham location.

The accommodation has been thoughtfully arranged to make the most of the space available. A bright open-plan living area flows seamlessly into a contemporary fitted kitchen with integrated appliances, creating an ideal setting for everyday living and entertaining. There are two generously sized double bedrooms, complemented by a stylish main bathroom and a well-appointed en suite.

Situated just moments from Nottingham's shops, eateries, cafés and cultural attractions, the apartment also benefits from excellent transport connections, including the mainline station and easy access to major road networks. Perfect for professionals or investors alike, this property represents a superb opportunity in a thriving city location.



Entrance Hallway

Doors leading off to:

Living Kitchen Diner

21'9 x 15'6 approx (6.63m x 4.72m approx)

Bedroom One

14'6 x 8'3 approx (4.42m x 2.51m approx)

En-Suite

Bedroom Two

17'5 x 9'4 approx (5.31m x 2.84m approx)

Bathroom

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

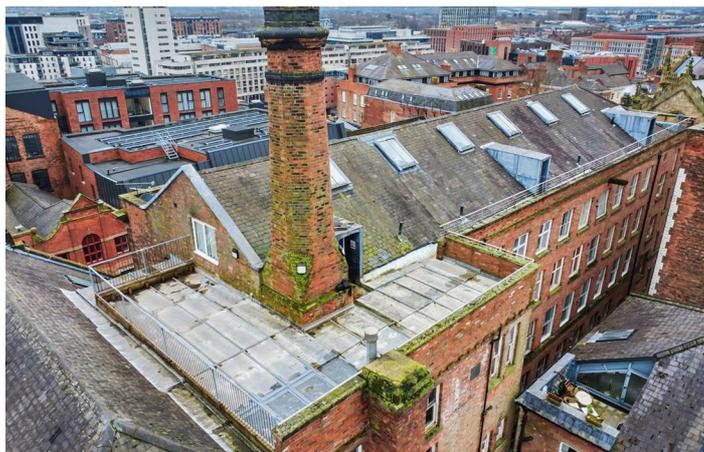
Flood Risk: No flooding in the past 5 years

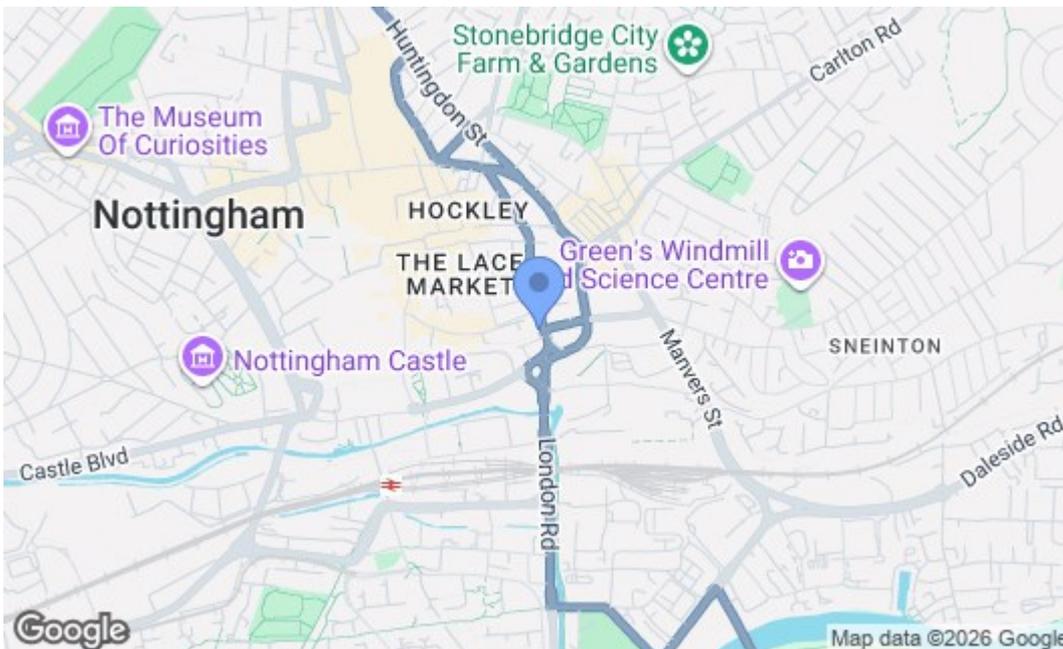
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.