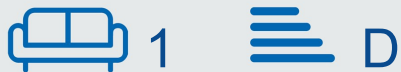


# St James's Place

Nottingham  
NG1 6FW

£170,000



 0115 841 1155



- Spacious two-bedroom flat
- 855 sq ft of space
- Ideal for commuters
- Modern kitchen amenities
- Viewing highly recommended
- Located in The Hollows
- Close to Nottingham centre
- Nearby schools and parks
- Bright and airy rooms

## St James's Place, Nottingham, NG1 6FW

### Key Features

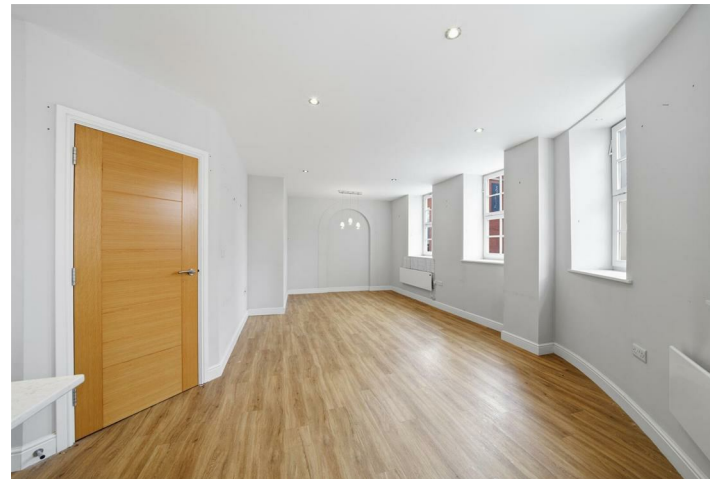
Welcome to 5 The Hollows, a charming two-bedroom apartment nestled in the heart of Nottingham. This delightful residence, boasts a generous living space of 855 square feet, offering a perfect blend of character and modern convenience.

As you enter the apartment, you are greeted by a warm and inviting atmosphere, enhanced by the period features that reflect its rich history. The spacious living area is ideal for both relaxation and entertaining, providing ample room for comfortable furnishings and personal touches. Large windows allow natural light to flood the space, creating a bright and airy environment.

The well-appointed kitchen is designed for practicality, featuring modern appliances and sufficient storage, making it a joy for any home cook. The two bedrooms are thoughtfully designed, providing peaceful retreats for rest and relaxation. Each room offers a comfortable space, perfect for unwinding after a long day.

The location of The Hollows is particularly appealing, situated in a tranquil neighbourhood that offers a sense of community while being conveniently close to local amenities. Residents can enjoy easy access to shops, parks, and public transport links, making it an ideal choice for those seeking both comfort and convenience.

This apartment presents a wonderful opportunity for first-time buyers, small families, or investors looking to add to their portfolio. With its blend of historical charm and modern living, 5 The Hollows is a property not to be missed. We invite you to come and experience the warmth and character of this lovely home for yourself.



## St James's Place, Nottingham, NG1 6FW



### First Floor Flat 4

Approx. 79.5 sq. metres (855.2 sq. feet)

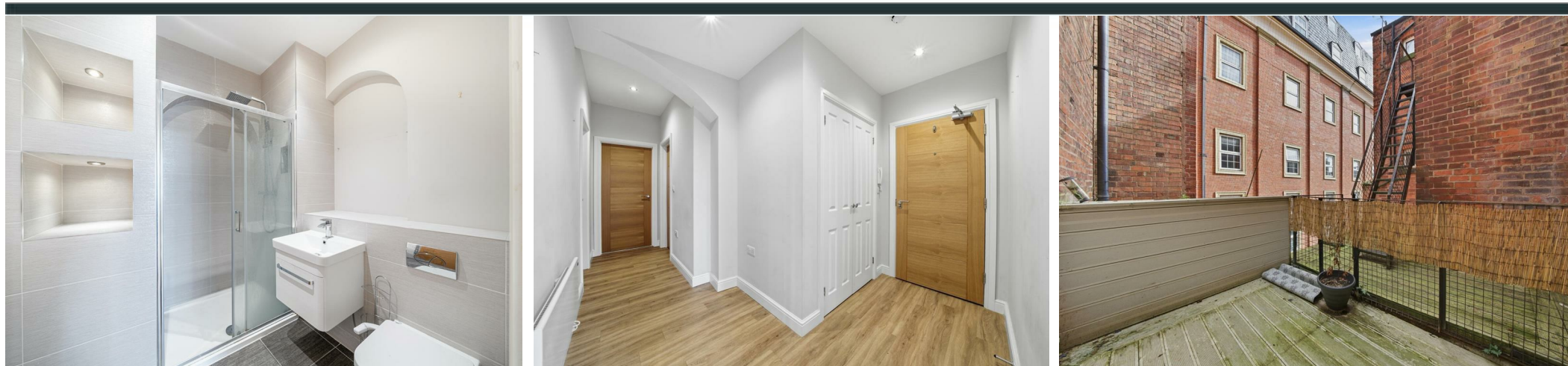


Total area: approx. 79.5 sq. metres (855.2 sq. feet)



0115 841 1155

## St James's Place, Nottingham, NG1 6FW




### *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		59	
(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 	

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.