

# Kings Court

Nottingham  
NG1 1HS

**Guide Price £150,000**



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Location



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0115 841 1155



- LUXURY ONE BEDROOM PROPERTY
- City Centre Location
- Kings Court Development
- Open Plan Living, Dining, Kitchen Area
- Allocated parking
- Investment Opportunity
- Chain Free
- EPC Rating C
- Nottingham Train Station – approx. 7-minute walk





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## Commerce Square, , Nottingham, NG1 1HS

### Key Features

FHP Living are delighted to bring to the market this luxury one-bedroom apartment is situated in the converted Kings Court development, in the heart of the historic Lace Market. The apartment briefly comprises of an open plan living, dining and kitchen area. All white goods are supplied. There is a large double bedroom with separate bathroom.

The property is currently rented with a tenant in situ.

Allocated private parking space

Moments from independent cafés, bars, theatres, and the creative quarter

#### Location:

Nestled within Commerce Square in the city's historic Lace Market, this apartment benefits from a setting that is as rich in history as it is in modern convenience. Step outside and you're moments from some of Nottingham's finest independent restaurants, coffee shops, boutiques, and cultural landmarks - including the National Justice Museum and Nottingham Contemporary.

Nottingham Train Station – approx. 7-minute walk

Tram stop (Lace Market) – approx. 3-minute walk

Market Square – approx. 10 minutes on foot

East Midlands Airport – approx. 30 minutes by car

Easy access to the M1 for London, Birmingham and the North

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.





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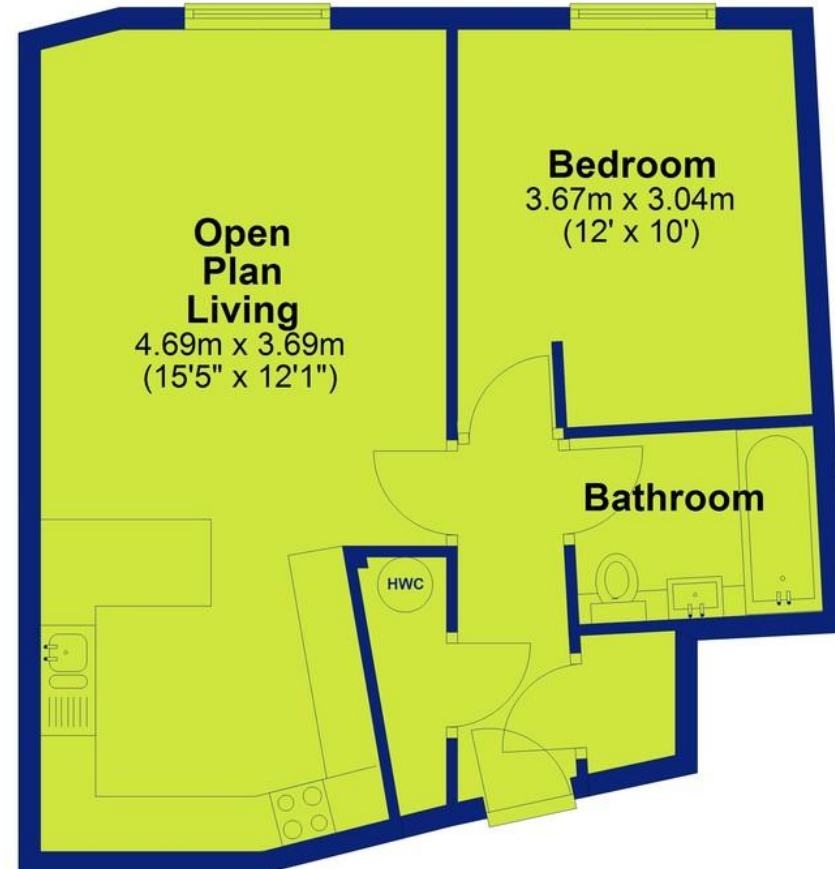
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## Second Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



Total area: approx. 47.7 sq. metres (513.2 sq. feet)





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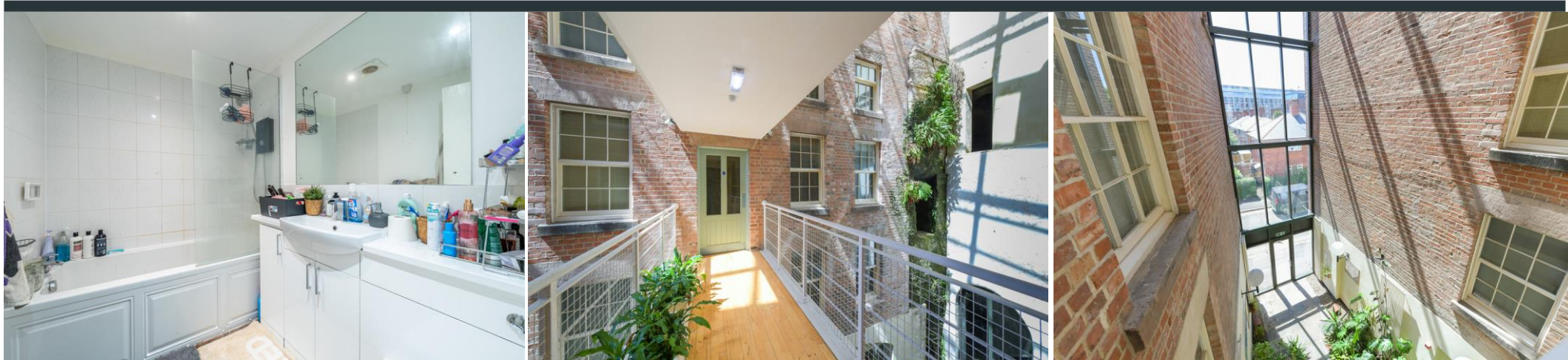


Video



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*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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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