

# Apartment 46, The Arena, Standard Hill

Nottingham  
NG1 6GL

**Guide Price £215,000**



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 0115 841 1155



- Two Bedrooms
- Two Bathrooms
- Spacious Open-Plan Living
- Private Balcony
- Ideal Investment Opportunity
- City Centre Location
- Bright, Modern Accommodation
- EPC Rating C
- Short Walk to Nottingham Train Station
- Desirable Central Development

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Location



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**Key Features -** A well-presented two-bedroom, two-bathroom apartment located on the third floor of the popular Arena development in Nottingham city centre. Offering bright, modern accommodation with lovely views and a private balcony, this apartment represents an ideal opportunity for both homeowners and investors alike.

The apartment features a spacious open-plan kitchen, living and dining area, filled with natural light and opening onto the balcony - perfect for relaxing or entertaining. The principal bedroom benefits from an en-suite shower room, while the second double bedroom is served by a separate modern shower room accessed from the hallway. The property is offered in good condition throughout and is currently tenanted, providing an immediate rental return for investors.

Although the apartment does not include allocated parking, car parking spaces can often be rented locally, subject to availability. The development also offers a guest suite - a separate en-suite room within the building that residents can book for visiting friends or family, allowing you to host guests without compromising your own living space.

The Arena is ideally positioned for city centre living, just a short walk from Nottingham Castle, Old Market Square, and Nottingham Train Station, with an array of restaurants, bars, and shops all within easy reach.

A superb city apartment offering convenience, comfort, and a strong investment profile in one of Nottingham's most desirable central developments.

For more information or to arrange a viewing, please contact FHP Living.

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### Third Floor

Approx. 70.3 sq. metres (757.1 sq. feet)



Total area: approx. 70.3 sq. metres (757.1 sq. feet)



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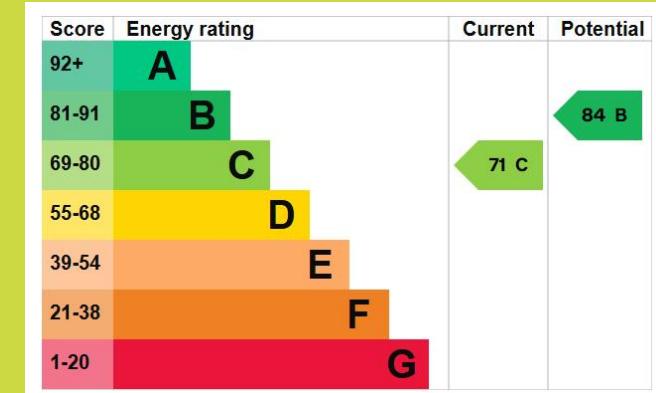


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West Bridgford  
Nottingham  
NG2 6AU

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Nottingham  
NG1 2GB



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