



Two-Bedroom Apartment located in Nottingham.

Asking Price Of
£204,950

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SALES, LETTINGS & PROPERTY MANAGEMENT

2, The Pinnacle The Ropewalk Nottingham NG1 5AG



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1,011
sq ft

Occupying a prime position within the highly sought-after Ropewalk district, this unique two-bedroom duplex apartment offers stylish and spacious accommodation arranged over two floors, complete with its own private entrance, allocated gated parking and a private balcony.

Upon entering the property, a welcoming and generously proportioned hallway provides access to two impressive double bedrooms. The principal bedroom benefits from a contemporary en-suite shower room, while the second bedroom is served by a modern family bathroom featuring a shower over the bath.

The first floor reveals the heart of the home – a bright, airy and spacious open-plan living, dining and kitchen area, perfectly designed for modern lifestyles. Flooded with natural light, the living space opens directly onto a private balcony, providing ample room for a table and chairs, making it an ideal spot to enjoy a morning coffee or unwind after a busy day.

Further enhancing the appeal of this exceptional apartment is an allocated gated parking space, offering convenience and security in this desirable city centre location.

Offered to the market with vacant possession and no upward chain, this superb home is perfectly positioned within walking distance of Nottingham City Centre and enjoys excellent access to Queen's Medical Centre, the A52 and M1 motorway, making it ideal for commuters.

Whether you're a first-time buyer, professional couple, downsizer or investor, this outstanding apartment presents a fantastic opportunity to acquire a distinctive home in one of Nottingham's most desirable residential locations.

CONTACT

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FLOORPLAN



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

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.