



**Derby Street
Nottingham, NG1 5FF**

Guide Price £95,000

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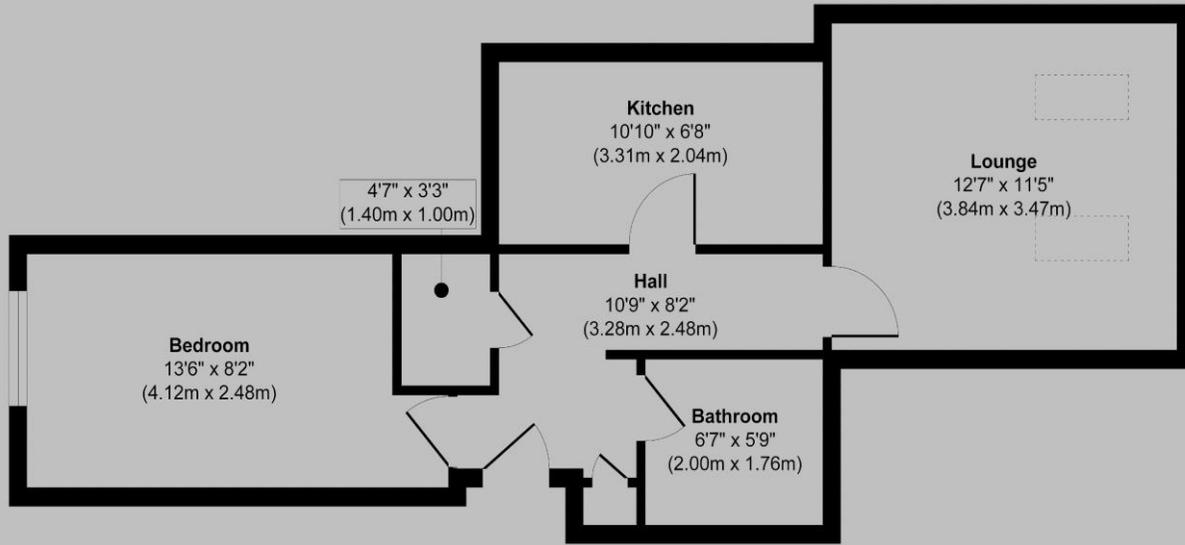
MAIN FEATURES:

- Well Presented Top Floor Apartment Benefitting from No Onward Chain
- Fitted Kitchen
- Lounge
- Double Bedroom
- Modern Fitted Bathroom
- Allocated Undercover Parking Space

This well-presented top floor apartment offers an excellent opportunity for first-time buyers, professionals or investors, and is offered to the market with the benefit of no onward chain. The accommodation comprises a welcoming entrance hall leading to a bright and comfortable lounge, ideal for both relaxing and entertaining. The fitted kitchen is thoughtfully arranged with ample storage and worktop space, while the double bedroom provides a calm and spacious retreat. Completing the apartment is a modern fitted bathroom finished to a contemporary standard. Externally, the property further benefits from an allocated parking space, adding valuable convenience in this central location.

Regent Court is superbly positioned on Derby Street, placing residents within easy reach of Nottingham city centre. The area is well known for its excellent transport links, including tram and bus services, as well as convenient access to the train station. A wide range of shops, cafés, restaurants and leisure facilities are close by, along with Nottingham Trent University, making the location particularly appealing to professionals and students alike. An attractive, low-maintenance home in a highly sought-after location – early viewing is recommended.

NG1 5FF - Flat 12, Regent Court, Nottingham



Fourth Floor

Approx. Gross Internal Floor Area 477 sq. ft / 44.27 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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