

30 One Fletcher Gate

Adams Walk
Nottingham
NG1 1QP

£185,000



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0115 841 1155



- Duplex Apartment
- City Centre Location
- Open Plan Living Area
- Allocated Parking
- 2 Double Bedrooms
- Electric Heating
- Ideal Investment Opportunity
- Ideal For First Time Buyers
- Council Tax Band D
- EPC Band C



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One Fletcher Gate, Adams Walk, Nottingham, NG1 1QP

Key Features - FHP Living are delighted to present this stunning Duplex Apartment in the centre of the Lace Market situated within the popular One Fletcher Gate Development. Given the property's location and layout it would be an ideal purchase for First Time Buyers or Investors.

This beautiful apartment offers plenty of space and natural light throughout the property benefits from being a stones throw away from Nottingham's popular bars, restaurants and shopping district. Whilst this apartment is in the centre of a thriving social sector it boasts peaceful and quiet surroundings.

The property briefly comprises of; 2 double bedrooms, w/c and a separate family bathroom. On the upper level there is an open plan living, dining and kitchen area. The property also benefits from an allocated parking space.

We highly recommend booking a viewing in order to avoid disappointment.

The vendor has advised us of the following;

Service Charge - £2712.56 p/a

Ground Rent - £250 p/a

Length of lease - 103 years remaining

For any further information or a viewing, please contact Toby Oliver at FHP Living.

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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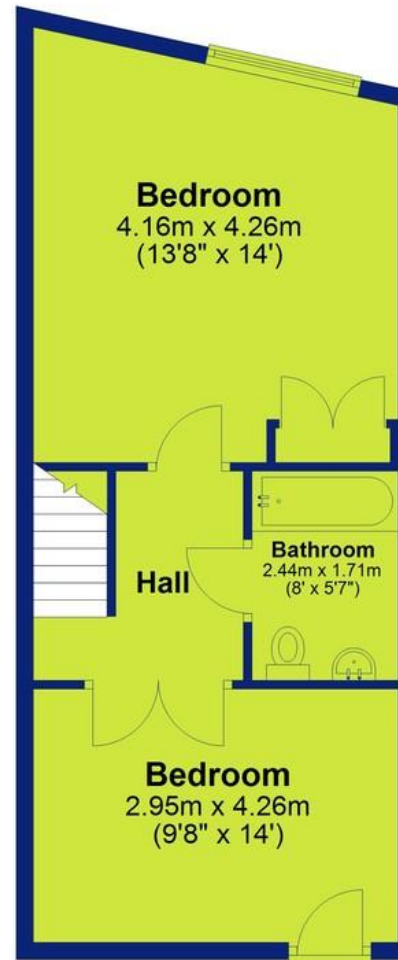
Contact

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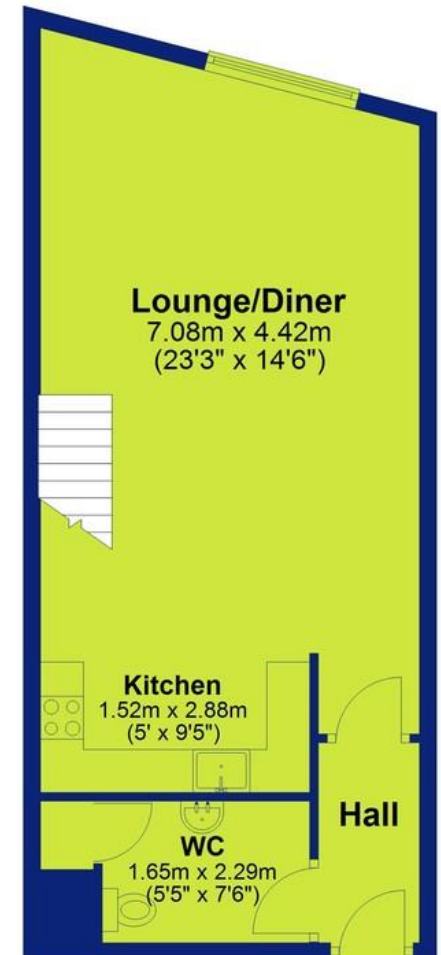
Ground Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



Total area: approx. 87.4 sq. metres (940.8 sq. feet)



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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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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