

**Hounds Gate  
, Nottingham NG1 7AB**

Exceptional 2-Bedroom, 2-Bathroom  
Apartment | Hounds Gate, NG1 | Vacant &  
Chain-Free

**Guide Price £200,000 Leasehold**





An outstanding opportunity to own a spacious and stylish city centre apartment in one of Nottingham's most sought-after locations. This beautifully presented two-bedroom, two-bathroom property on Hounds Gate offers a unique blend of contemporary living, industrial charm, and unbeatable convenience. Perfectly positioned for professionals, first-time buyers, and investors alike, the property is offered vacant and chain-free, allowing for a smooth and speedy move-in.

As you step into the apartment, you're immediately greeted by a bright and airy open-plan living space, designed with both comfort and style in mind. The living area is enhanced by large industrial-style windows and impressively high ceilings, allowing natural light to pour in and creating a bold, loft-like atmosphere that feels both modern and characterful.

The kitchen is sleek and well-appointed, complete with a full range of integrated white goods. Whether you're preparing a quick breakfast or entertaining guests, the open layout provides the perfect setting to cook, dine, and relax in style.

The master bedroom is a generous double, featuring its own private en-suite shower room, offering a practical and luxurious touch. The second bedroom is also well-sized and versatile—ideal as a guest room, home office, or second double bedroom. The main bathroom is a standout feature, boasting a jacuzzi-style bath—perfect for unwinding after a long day.

Situated right in the heart of Nottingham's vibrant city centre, the apartment puts you within immediate reach of a fantastic range of shops, bars, restaurants, cafés, and entertainment venues. Everything you need is just a short stroll away, making it ideal for those who thrive on city living.

For commuters and students, the location couldn't be better. You'll benefit from excellent transport links, with tram stops and major bus routes nearby, providing quick and easy access to Nottingham University, Trent University, and the Queen's Medical Centre (QMC). Major road links and Nottingham train station are also easily accessible for travel further afield.

With its striking design, high-end features, and unbeatable central location, this property offers the very best of modern urban living. Vacant and chain-free, it's ready for immediate occupation or rental, making it a fantastic opportunity for both homebuyers and investors.



### Entrance Hallway

23'5" x 4'0" approx (7.148 x 1.242 approx)

Laminate floor covering, recessed spotlights to the ceiling, wall mounted intercom system, wall mounted electric heater, built-in storage cupboards, doors leading off to:

### Bedroom One

15'8" x 12'11" approx (4.791 x 3.955 approx)

Carpeted flooring, double glazed window, built-in wardrobes, recessed spotlights to the ceiling, wall mounted electric heater, door to en-suite.

### En-Suite

5'1" x 7'5" approx (1.553 x 2.283 approx)

Tiled flooring, tiling to the walls, double glazed window, WC, vanity handwash basin with mixer tap, WC, heated towel rail, shower enclosure with mains fed rain water shower over, extractor fan.

### Bedroom Two

11'6" x 10'5" approx (3.523 x 3.188 approx)

Two double glazed windows, recessed spotlights to the ceiling, wall mounted electric heater.

### Bathroom

8'0" x 5'8" approx (2.460 x 1.734 approx)

Tiling to the walls, tiling to the floor, heated towel rail, WC, vanity handwash basin with mixer tap and storage below, panelled jacuzzi bath with mains fed rain water shower over, recessed spotlights to the ceiling, extractor fan.

### Lounge Kitchen Diner

21'10" x 10'0" approx (6.669 x 3.057 approx )

A range of matching wall and base units with quartz worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, integrated oven with induction hob over and extractor hood above, integrated fridge freezer, integrated washing machine, integrated dishwasher, recessed spotlights to the ceiling, laminate floor covering, wall mounted electric heater ample space for dining table, four double glazed sash style windows providing ample natural daylight.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

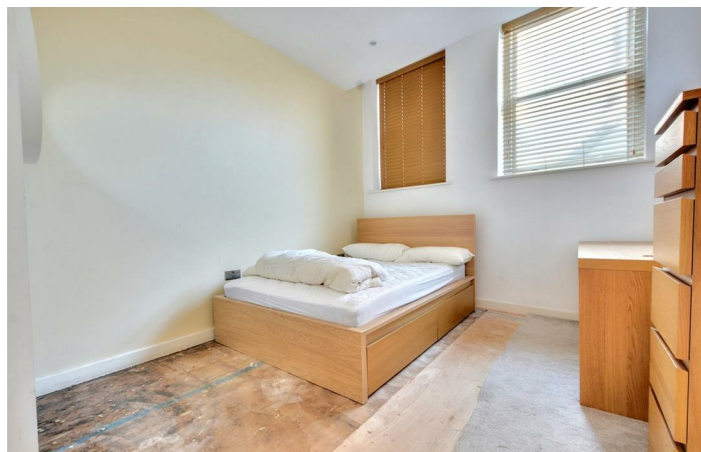
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.