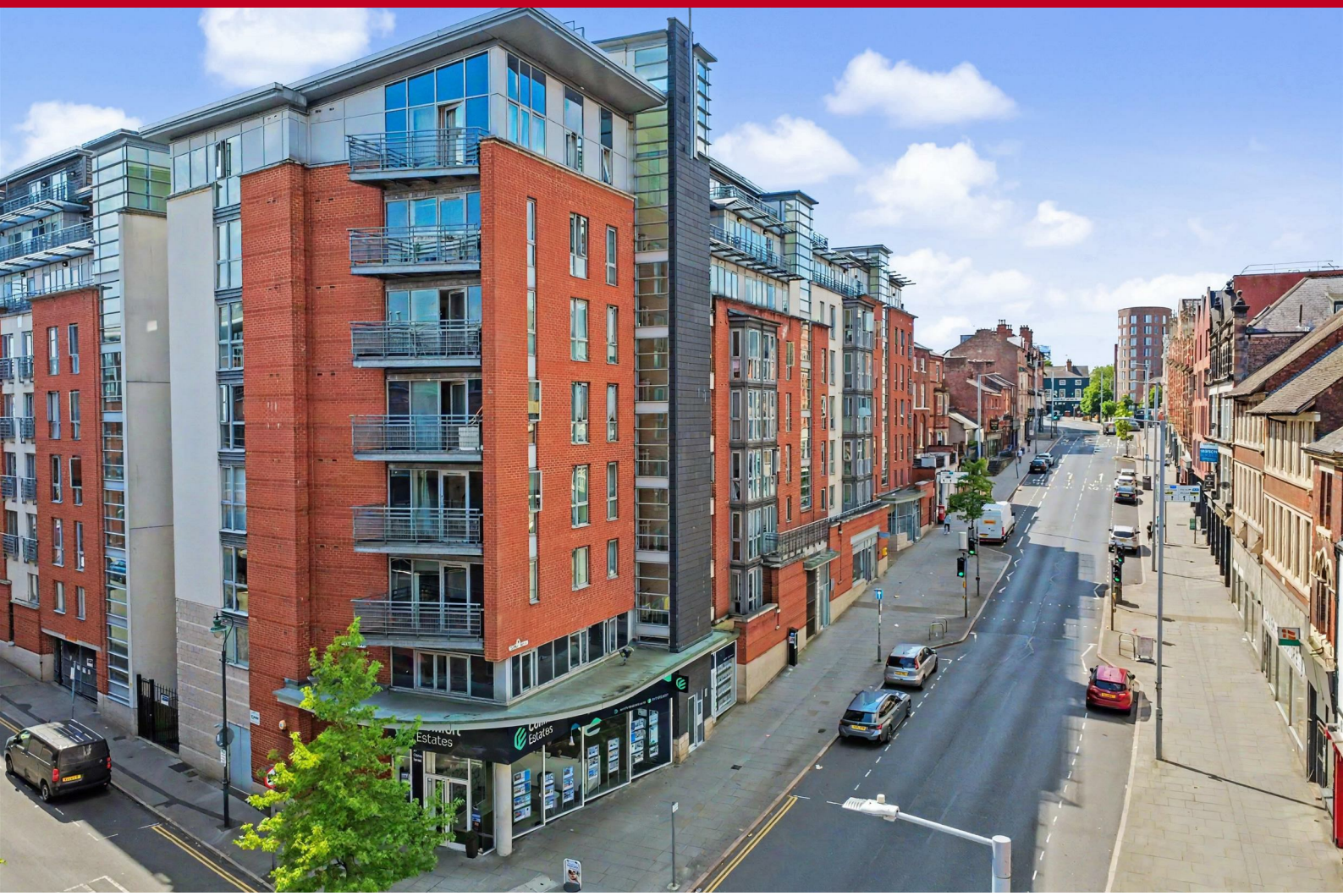
Robert Ellis

look no further...



Upper College Street,
Nottingham City, Nottingham
NG1 5BJ

£120,000 Leasehold

0115 648 5485

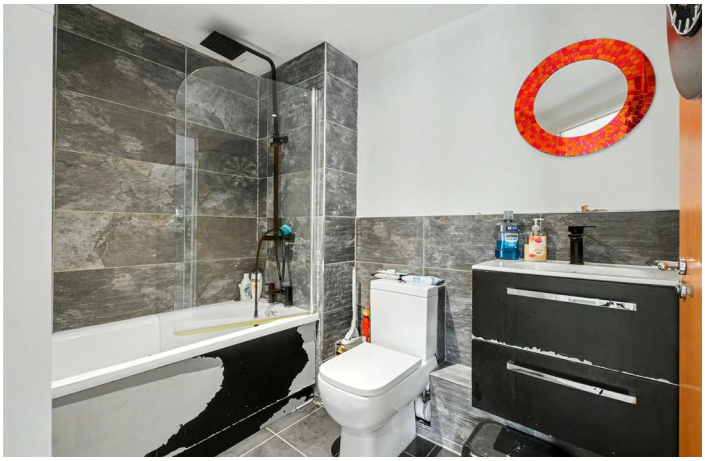
/robertellisestateagent @robertellisea

Robert Ellis Estate Agents are delighted to present this stylish two-bedroom apartment, ideally situated in the heart of Nottingham City Centre.

Positioned within a modern development, the property offers contemporary living with a spacious open-plan lounge, kitchen and dining area, creating the perfect space for both relaxing and entertaining. The apartment further benefits from two well-proportioned bedrooms, a modern bathroom suite and a Juliette balcony allowing plenty of natural light throughout the living accommodation.

Residents can enjoy the convenience of secure underground parking, whilst being just moments away from Nottingham's vast selection of shops, restaurants, bars, leisure facilities and excellent transport connections.

Whether you're a first-time buyer, professional or investor, this well-presented apartment offers an excellent opportunity to enjoy city living in a sought-after location.



Entrance Hall
Wooden door to the front, storage cupboard, built-in storage, wall mounted electric radiator, doors to the two bedrooms and bathroom.

Bedroom 2
12'4 x 7'2 approx (3.76m x 2.18m approx)
Double glazed window to the side, built-in wardrobes, wall mounted electric radiator.

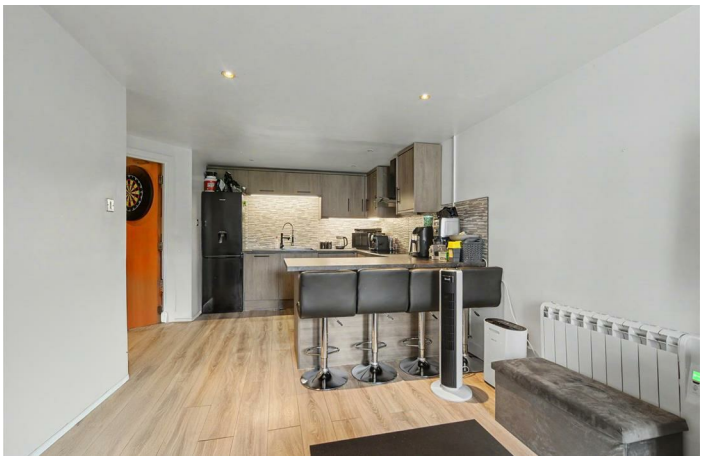
Bedroom 1
12'4 x 7'4 approx (3.76m x 2.24m approx)
Double glazed window to the side, built-in wardrobes, laminate flooring, wall mounted electric radiator.

Bathroom
6'2 x 7'6 approx (1.88m x 2.29m approx)
Tiled flooring, tiled splashbacks, Jacuzzi bath with mixer tap and mains fed shower, vanity wash hand basin with mixer tap, heated towel rail and low flush w.c., ceiling spotlights.

Open Plan Living/Kitchen Diner
22'1 x 9'4 approx (6.73m x 2.84m approx)
Juliette balcony, laminate flooring, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, tiled splashbacks, space for a fridge freezer, ceiling spotlights, electric oven with four ring induction hob over and cooker hood above, wall mounted electric radiator, integrated washer/tumble dryer and integrated dishwasher.

Outside
Parking under ground for one vehicle and pay as you go parking at the side.

Additional Information
Council Tax - Nottingham Council Band D
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Thre, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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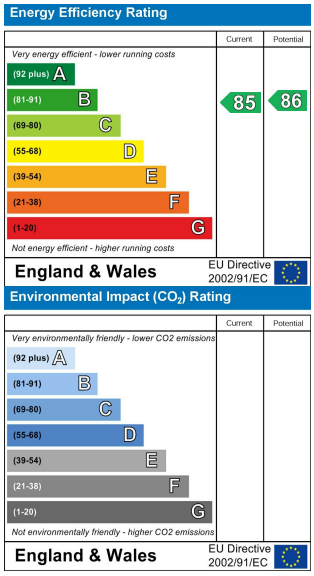

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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