



Number One Fletcher Gate Adams Walk, NG1 1QP

£315,000



Marriotts



Number One Fletcher Gate Adams Walk , NG1 1QP

- Stunning duplex penthouse apartment in a prime Fletcher Gate location in Nottingham City Centre
- Spacious open-plan living, dining and kitchen area. Utility room with dedicated home office space and separate WC
- Air conditioning to the living area and bedrooms. Concierge service, CCTV and secure bicycle storage
- Two private roof terraces with panoramic city views. Two secure underground parking spaces
- Two generous double bedrooms with fitted wardrobes. Principal bedroom with stylish en-suite shower room
- Walking distance to Nottingham Train Station, tram links and an extensive range of shops, restaurants and leisure facilities

Duplex Penthouse Apartment with Panoramic City Views - Situated on Fletcher Gate in the heart of Nottingham City Centre, this exceptional duplex penthouse offers contemporary city living with two private terraces enjoying panoramic views across the city. The apartment benefits from two secure underground parking spaces, CCTV, a secure bicycle store, concierge service and lift access.

Arranged over two floors, the accommodation includes an entrance hall, two double bedrooms, both with fitted wardrobes, Intu blinds and additional internal triple glazing. The principal bedroom features an en-suite shower room and there is a modern family bathroom.

The upper floor is dedicated to a bright and spacious open-plan kitchen, living and dining area, with direct access to both terraces. Utility room, adapted to provide a home office, a separate WC.



£315,000



Overview

Exceptional Duplex Penthouse Apartment with Two Roof Terraces & Two Secure Parking space in the Heart of Nottingham - For Sale with No Upward Chain!

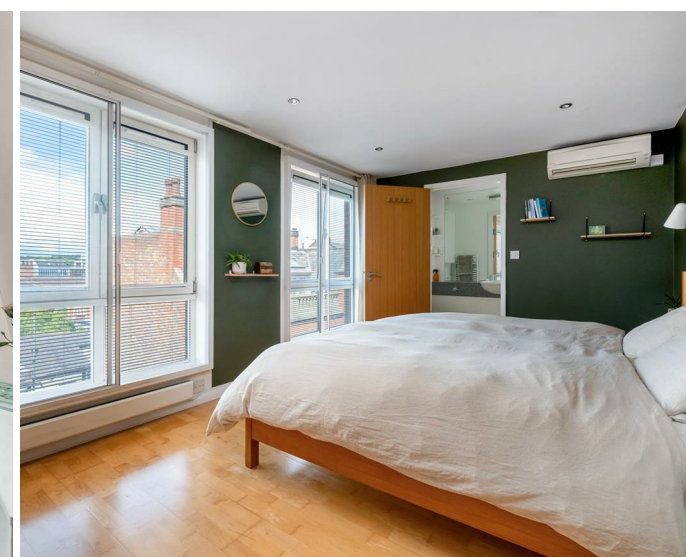
Occupying an enviable position on Fletcher Gate, in the very heart of Nottingham City Centre, this stunning duplex penthouse apartment offers an exceptional standard of city living. Combining generous contemporary accommodation with two private roof terraces boasting spectacular panoramic views across the city skyline, including the iconic Nottingham Council House in the Old Market Square. Rarely available, the apartment also benefits from two secure underground parking spaces, conveniently located close to the lift, together with CCTV security, a secure basement bicycle store and the added reassurance of a dedicated concierge service.

Arranged over the fourth and fifth floors, the accommodation is both stylish and thoughtfully designed. The welcoming entrance hall features useful understairs storage and attractive oak-effect flooring, which continues throughout the apartment. On this level are two generous double bedrooms, both benefitting from fitted wardrobes, additional internal triple glazing and Intu blinds for enhanced comfort and privacy. The impressive principal bedroom also enjoys a contemporary en-suite shower room, and there is a modern three-piece family bathroom.

A feature staircase leads to the upper floor, where the property truly comes into its own. The impressive open-plan kitchen, living and dining area is flooded with natural light, creating a superb space for relaxing and entertaining. Both private terraces are accessed directly from this level, providing the perfect setting for al fresco dining or simply enjoying the breath-taking city views. Also located on the upper floor is a practical utility room, which has been cleverly adapted to incorporate a home office area, together with a separate WC. For year-round comfort, air conditioning has been installed in both the living area and bedrooms, while the modern intercom system allows visitors to contact the owner directly via their mobile phone.

Perfectly positioned to enjoy everything Nottingham has to offer, the apartment is just moments from an outstanding selection of shops, cafés, bars, restaurants and entertainment venues, with Nottingham Train Station and excellent public transport links all within easy walking distance.

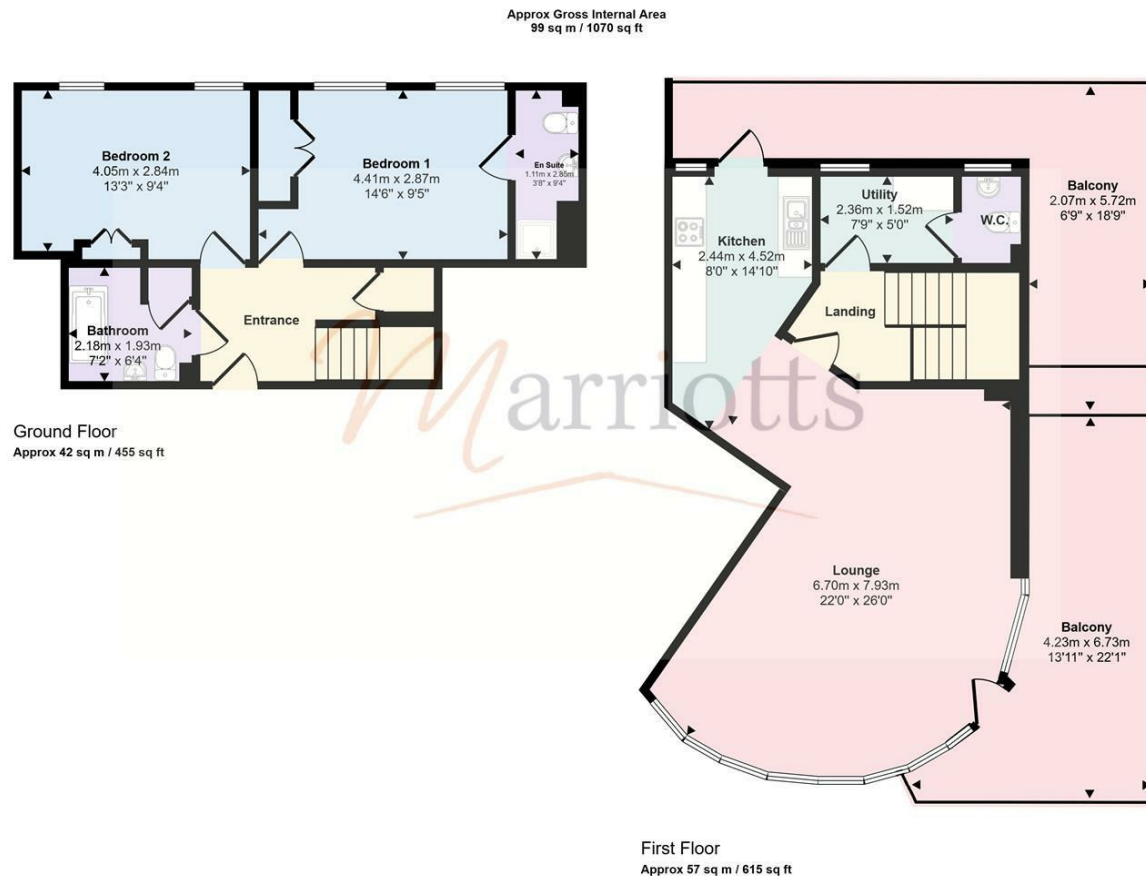
Offering an exceptional combination of space, style, security and an unbeatable central location, this is a rare opportunity to acquire one of Nottingham's finest city apartments.







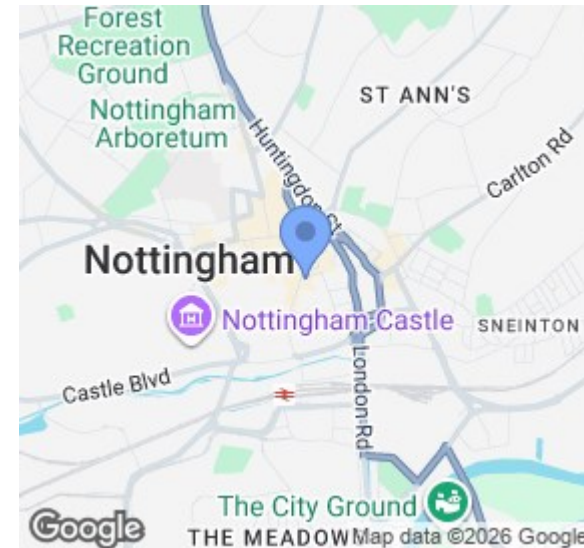




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

