



## 110 Upper College Street, Nottingham, NG1 5AP

**Asking price £134,000**

CityRise are delighted to present a beautiful 2-bedroom apartment in the heart of Nottingham.

The apartment is strategically located in a sought-after area of Nottingham, with convenient access to key commercial, educational, and recreational hubs, including shopping centres, restaurants, parks, and renowned universities.

The property features two generously sized bedrooms, providing ample space for tenants and appealing to a broad range of potential renters. It also benefits from a well-equipped kitchen featuring modern appliances and sleek countertops and a contemporary bathroom.

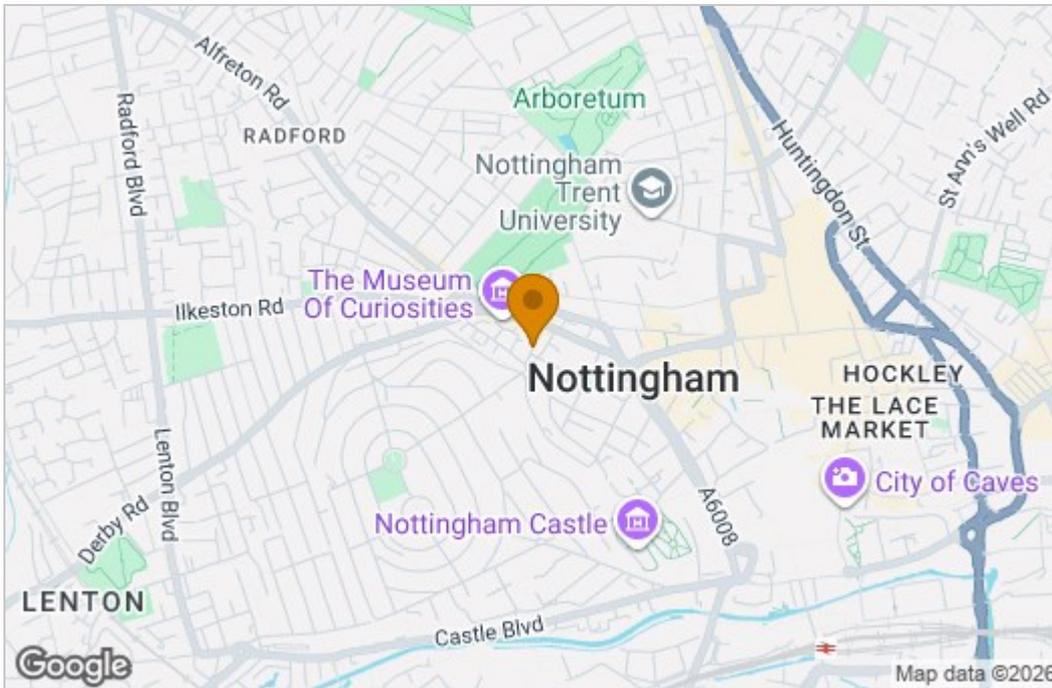
Nottingham enjoys a high demand for rental properties due to its vibrant economy and growing population. The city's renowned universities attract a large number of students, while its thriving business sector attracts young professionals. Nottingham's ongoing urban regeneration projects and investment in infrastructure contribute to potential capital appreciation, allowing investors to benefit from long-term growth.

EPC - C



## Floor Plan

## Area Map



## Energy Efficiency Graph

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

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