



## Norfolk Place Norfolk Place, Nottingham, NG1 2AA

**Asking price £136,000**

CityRise are pleased to introduce this stylish 1-bedroom apartment located in the heart of Nottingham, offered exclusively to investors seeking a high-performing asset in a city with robust rental demand.

Situated in a prime central location, this apartment provides easy access to Nottingham's key commercial, educational, and lifestyle destinations. From renowned universities and thriving business districts to parks, shopping centres, and popular dining venues, everything is within close reach, making the area consistently popular among students and young professionals.

The apartment offers a spacious double bedroom, a sleek contemporary bathroom, and a well-appointed modern kitchen with integrated appliances and stylish finishes. The thoughtfully designed layout and high-spec interiors ensure long-term tenant appeal and retention.

Nottingham continues to experience strong rental growth, driven by a vibrant economy, significant inward investment, and ongoing urban regeneration. With a large student population and an expanding professional workforce, this apartment represents a compelling buy-to-let opportunity with long-term capital growth potential.



# 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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(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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