



## Broad Street, Hockley, Nottinghamshire NG1 3AP

**£150,000**

### STUNNING TOP FLOOR APARTMENT

This two double bedroom apartment is situated in the heart of Nottingham's vibrant Hockley area of the city centre, just a stones throw away from various shops, bars, restaurants and excellent transport links. The property has an abundance of space running throughout and plenty of storage space, making it the perfect purchase for any first time buyer or investor. Internally, there is an entrance hall, an open plan kitchen and living space, which opens out to a balcony, and two double bedrooms serviced by a bathroom and an en-suite to the master. This lovely modern apartment must be viewed to be fully appreciated.

\*360° VIRTUAL TOUR AVAILABLE\*

MUST BE VIEWED





ACCOMMODATION

Entrance Hall

The entrance hall has two storage cupboards, LED spotlights on the ceiling and provides access into the accommodation

Lounge / Diner

16'10" x 13'8" (5.15 x 4.18)

The living space has a storage cupboard, a wall heater, TV point, space for a dining table, LED spotlights on the ceiling and double doors that lead out to a balcony area

Kitchen

10'1" x 7'3" (3.09 x 2.23)

The kitchen has a range of base and wall units, a stainless steel sink and a half with mixer taps, an integrated oven with electric hob and extractor fan, an integrated microwave, an integrated fridge freezer, part tiled walls and LED spotlights on the ceiling

Master Bedroom

12'4" x 9'0" (3.77 x 2.75)

The main bedroom has double glazed windows, LED spotlights on the ceiling, a wall heater, a storage cupboard and access to the en-suite

En-Suite

6'11" x 3'9" (2.11 x 1.15)

The en-suite has a low level flush WC, a hand wash basin, a shower cubicle, tiled walls, a heated towel rail, a double glazed window and LED spotlights on the ceiling

Bedroom Two

9'6" x 9'0" (2.91 x 2.75)

The second bedroom has a double glazed window, a storage cupboard, a wall heater and LED spotlights on the ceiling

Bathroom

9'0" x 5'7" (2.75 x 1.72)

The bathroom has a low level flush WC, a hand wash basin, a bath with an overhead shower and shower screen, an extractor fan, a double glazed window, tiled walls, a heated towel rail and LED spotlights on the ceiling

DISCLAIMER

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