



**14 Plumtre Street, Nottingham, NG1 1JP**  
**Price Guide £200,000**



# 14 Plumptre Street Nottingham NG1 1JP

Liberty Gate are proud to offer for sale this superb Fifth floor two bedroom, two bathroom apartment in the popular Point development.

The point is a spacious well presented apartment located in a prime position close to the centre of Nottingham City.

The apartment is well equipped with two bedrooms and two bathrooms with a range of storage and spacious open plan living space, the fifth floor position affords the apartment great views over the south side of the City,

## Introduction

Liberty Gate are proud to offer for sale this two bedroom, two bathroom property in a popular modern purpose built apartment building in Nottingham.

The point is a sought after building situated on the edge of Nottingham's historic Lace market, with a range of amenities on the doorstep and allocated parking, the apartment is ideally presented for first time buyers and buy to let investors alike.

## Entrance Hall

Entering the property into the spacious hall, the hallway provides access into the open plan living area, both of the double en-suite bedrooms and the separate WC.

Extra storage is provided by a large walk in utility cupboard.



### Open Plan Living

The open plan living area is spacious and bright.

The peninsula from the fitted kitchen offers a social aspect to the room and the large double glazed window allows natural light to fill the space.

The kitchen is fitted with a range of base and wall cabinets for storage, as well as integrated appliances including the fridge freezer, oven, hob and extractor.

The rooms is neutrally finished with laminate flooring throughout, and the elevated position gives lovely views over the south side of the city.

### Master Bedroom and En-Suite

The master bedroom is a generous double bedroom, with integrated wardrobes and space for various bedroom furniture.

The master benefits the larger of the bathrooms in the property with a full size bath and shower over, WC and wash basin.

### Bedroom Two and En-Suite

Bedroom two is again a well proportioned double bedroom, integrated wardrobes provide storage, and the room further benefits an en-suite shower room with walk in cubicle, WC and wash basin.

### Location

The Point is one of the Lace Markets most sought after developments.

Comprising of only 39 apartments, it is perfectly positioned to provide easy access to the range of bars, restaurants, cafe's and shops that Nottingham has to offer whilst also being distant enough to allow for quiet enjoyment of the city.

### Please Note

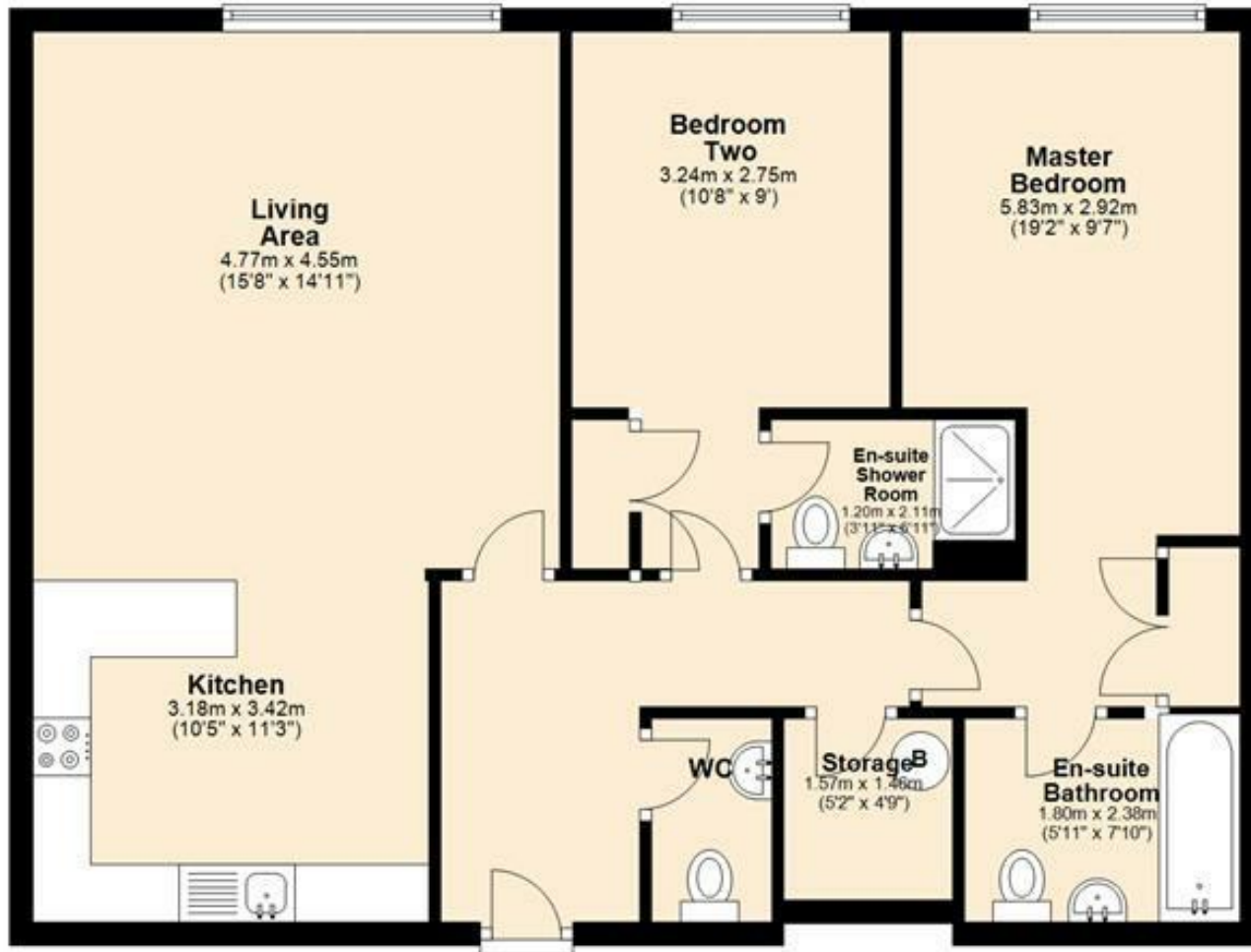
Estimated service charge-£2,437.58

Ground rent- £55

Remaining lease term- 979 years



**Level Four**  
Approx. 80.8 sq. metres (869.3 sq. feet)



Total area: approx. 80.8 sq. metres (869.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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