**25-29 Wheeler Gate, Nottingham, NG1 2NA**
**Offers In The Region Of £280,000**

LIBERTY GATE

# 25-29 Wheeler Gate
# Nottingham
# NG1 2NA

**Liberty gate are excited to present this unique spacious Two bedroom apartment to the sales market.**

**The property is currently tenanted and achieving £1200pcm but could make a superb individual home being part of an historic development.**

**Introduction**
Liberty Gate are excited to offer for sale this superb Loft style apartment presented in immaculate fashion.

The apartment is incredibly spacious and briefly comprises a large open plan space with two bedrooms off the main hall way, en suite to the master and main bathroom.

The accommodation is formed of;

**Entrance Hall**
Leading in from the communal stairway is the entrance hallway which is neutrally decorated throughout with painted walls and wooden laminate flooring. A video entry phone system, chrome spot lights and wall switches help to finish the room whilst double doors open to reveal....

**Open Plan Area**
The open plan living / dining area is beautifully decorated throughout with painted walls and wooden laminate flooring throughout. Four large windows allow for ample natural light whilst an exposed brick wall provides an excellent focal point for the room.

**Kitchen**
The luxurious fitted kitchen benefits from a range of high gloss wall and base cupboards which are complemented by soft close doors, brushed chrome handles and feature lighting topped with granite work surfaces.

A large island unit provides fantastic additional work surfaces and provides the perfect space for informal dining. There are a range of integrated appliances including a fridge / freezer, washing machine and dishwasher as well as an electric oven, four burner hob and extractor hood.

**Main Bedroom**
The spacious master bedroom is fitted with luxury carpeted flooring and neutrally decorated walls. Upon entering, the walls are lined with open wardrobes. A Juliette balcony looks out onto the developments private inner atrium. Brushed chrome sockets and electric heaters help to finish the room whilst a further door leads to...

**En-Suite**
The en suite shower room is tiled throughout with exquisite wall and floor tiles and benefits from a three piece suite comprising of a low level WC, wall mounted vanity wash hand basin with chrome fittings and a wall mounted mirror with feature lighting over. There is also a walk in corner shower with sliding glass doors.

**Bedroom Two**
The second double bedroom is tastefully decorated throughout with painted walls and luxurious carpets.A Juliette balcony looks out onto the developments private inner atrium.

**Bathroom**
The apartments main bathroom is tiled throughout with exquisite wall and floor tiles and benefits from a three piece suite comprising of a low level WC, wall mounted vanity wash hand basin with chrome fittings and a wall mounted mirror with feature lighting over. There is also a bath with chrome mixer tap and rainfall shower over.

**Location**
The perfect position!

The property is ideally located on Wheeler Gate, an historic row of properties just one street away from the main Market Square.

The property is located a short walk to tram and bus routes and benefits from all of the amenities the city has to offer on it's doorstep.

Nottingham is a vibrant city full of both chain and independent shops, restaurant and bars, and an ever growing music and art scene.

**Please Note**
The ground rent is £300 per anum.
The service charge is circa £1772.
250 year lease.

**Disclaimer**
Fixtures and fittings other than those mentioned are to be agreed with the Seller.
All measurements are approximate and are taken using a laser tape.
Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to any exchange of contracts to purchase. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

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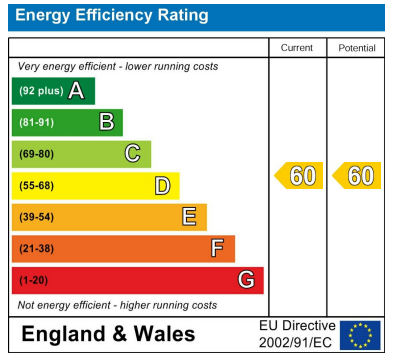
## Second Floor

Approx. 100.4 sq. metres (1080.2 sq. feet)

Total area: approx. 100.4 sq. metres (1080.2 sq. feet)

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