



George Street, Nottingham, NG1 3BG  
Guide Price £115,000

 1  1  1  B



LIBERTY  
GATE



# George Street Nottingham, NG1 3BG

- One Double Bedroom Apartment
- Bathroom with White Suite
- Open Plan Living Area
- Electric Heating & Wooden Double Glazing
- Neutrally Decorated Throughout
- Mezzanine Bedroom
- Modern Fitted Kitchen with Integrated Appliances
- Cloakroom WC
- Secure Allocated Parking Space
- Currently Tenanted - SUITABLE FOR INVESTORS

## ATTENTION INVESTORS

A fantastic opportunity to acquire this beautifully well presented ONE DOUBLE BEDROOMED MEZZANINE APARTMENT on the fringes of Hockley. Benefiting from an OPEN PLAN KITCHEN / LIVING AREA, mezzanine bedroom with bathroom, separate CLOAKROOM WC and SECURE ALLOCATED CAR PARKING.

Guide Price £115,000



ENTRANCE HALLWAY

KITCHEN AREA

LIVING AREA

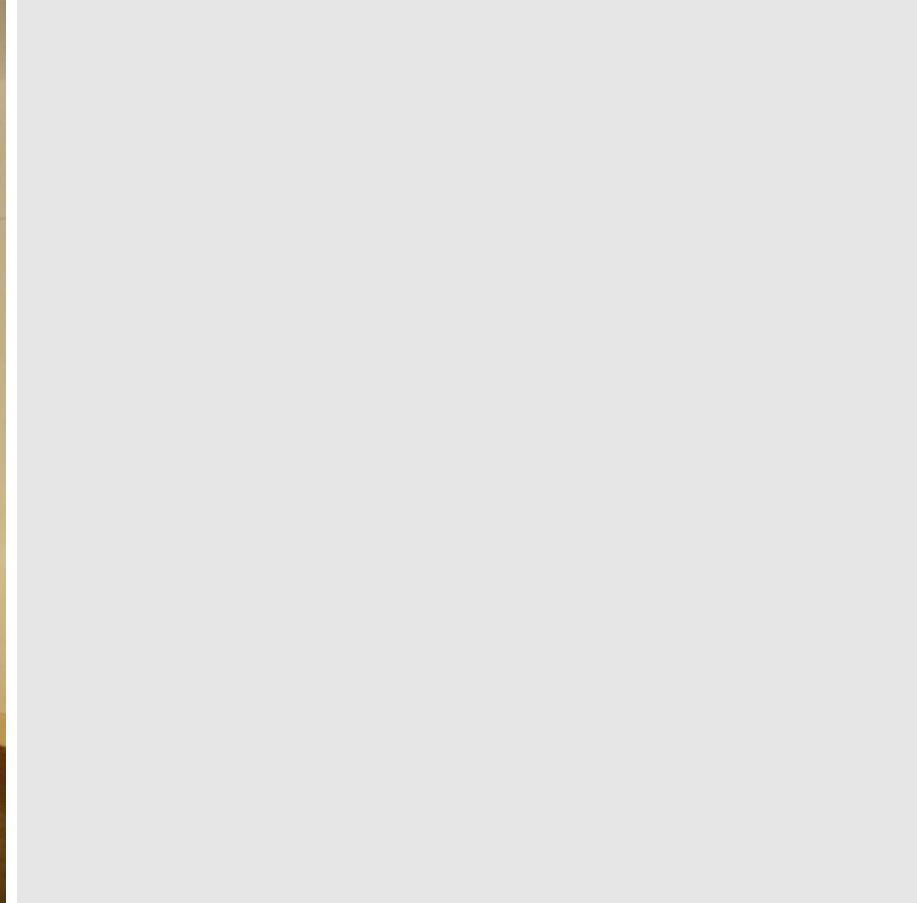
CLOAKROOM WC

MASTER BEDROOM

BATHROOM

PLEASE NOTE

DISCLAIMER



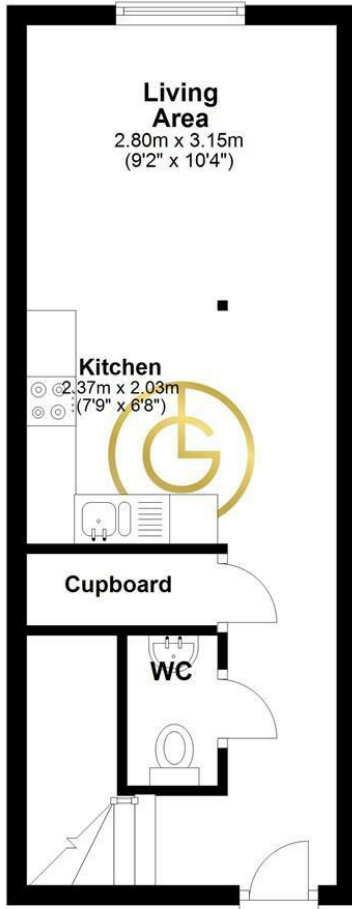
## Directions





### Third Floor

Approx. 28.2 sq. metres (303.2 sq. feet)

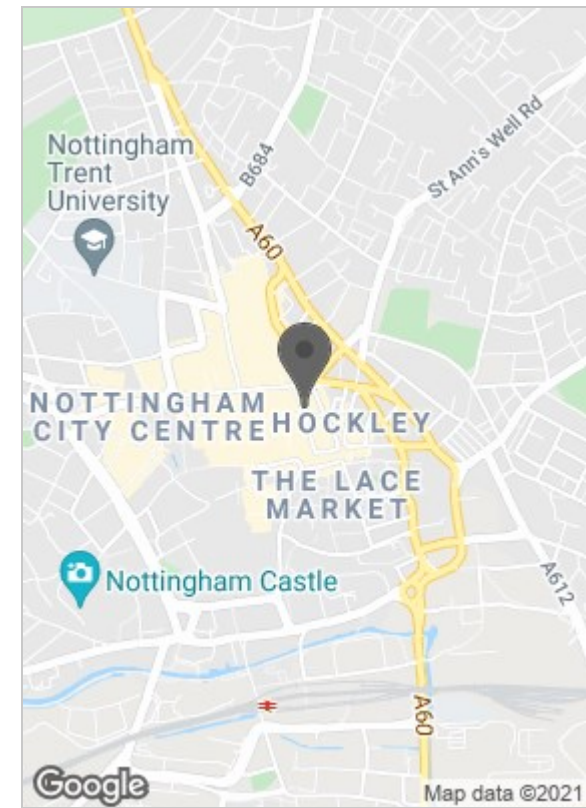


### Mezzanine Floor

Approx. 25.2 sq. metres (271.0 sq. feet)



Total area: approx. 53.3 sq. metres (574.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>86</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	

### Viewing

Please contact our Nottingham Office Office on 0115 824 8333 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Gatehouse Short Stairs, Nottingham, Nottinghamshire, NG1 1JA  
 T. 0115 824 8333 | E. info@libertygate.co.uk  
 www.libertygate.co.uk