



**Hollowstone**  
, Nottingham NG1 1JH

**£225,000 Freehold**

A STUNNING FOURTH FLOOR  
APARTMENT SITUATED IN NOTTINGHAM  
CITY CENTRE!

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This impressive apartment offers a blend of character and modern design, positioned in a highly sought-after central Nottingham location.

The accommodation has been thoughtfully arranged to make the most of the space available. A bright open-plan living area flows seamlessly into a contemporary fitted kitchen with integrated appliances, creating an ideal setting for everyday living and entertaining. There are two generously sized double bedrooms, complemented by a stylish main bathroom and a well-appointed en suite.

Situated just moments from Nottingham's shops, eateries, cafés and cultural attractions, the apartment also benefits from excellent transport connections, including the mainline station and easy access to major road networks. Perfect for professionals or investors alike, this property represents a superb opportunity in a thriving city location.



Entrance Hallway

Doors leading off to:

Living Kitchen Diner

21'9 x 15'6 approx (6.63m x 4.72m approx)

Bedroom One

14'6 x 8'3 approx (4.42m x 2.51m approx)

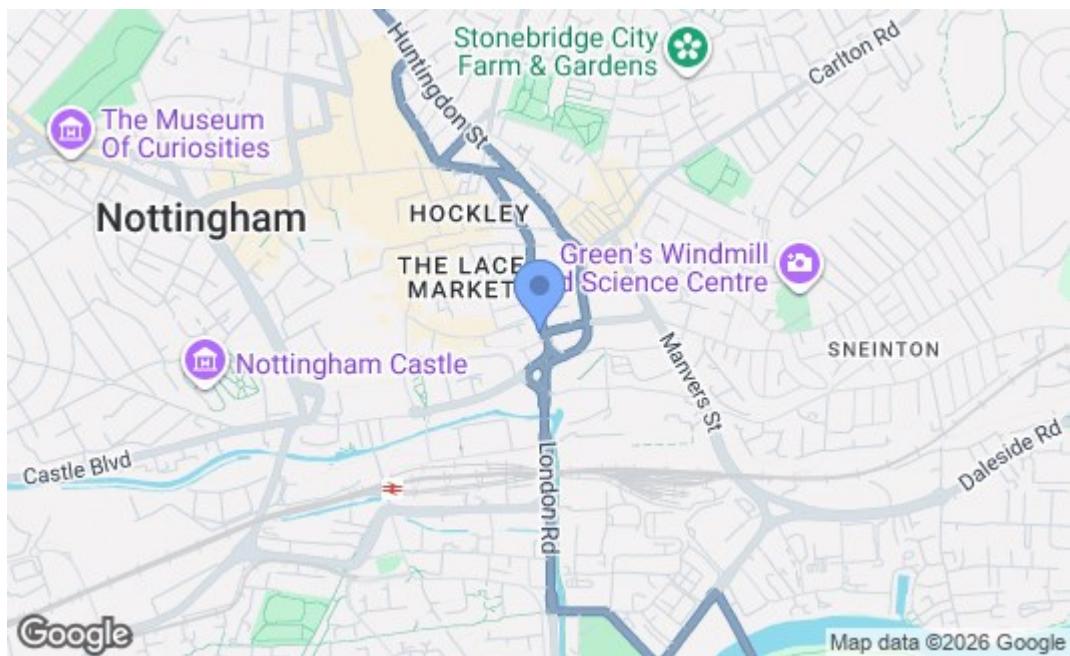
En-Suite

Bedroom Two

17'5 x 9'4 approx (5.31m x 2.84m approx)

Bathroom





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

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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.