Robert Ellis

look no further. . .







Nottingham One, Canal Street
Nottingham NG1 7HP

A MODERN AND STYLISH TWO BEDROOM CITY CENTRE APARTMENT WITH BALCONY AND NO UPWARD CHAIN

Offers In The Region Of £130,000 Leasehold



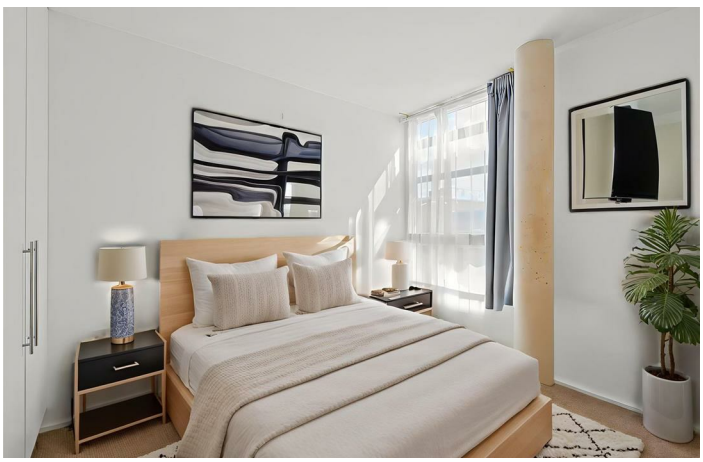
A modern and stylish two bedroom apartment situated within the Pavilion at the sought after Nottingham One development with no upward chain, ideally positioned in the heart of Nottingham City Centre, offering contemporary living with excellent access to local amenities and transport links.

The property is accessed via a secure communal entrance and benefits from lift access. Internally, the accommodation comprises a spacious open plan kitchen, lounge and dining area, featuring floor-to-ceiling windows and a sliding door opening onto a private balcony, creating a bright and airy living space. The kitchen is fitted with a range of modern wall and base units with integrated appliances, offering both style and functionality.

There are two well proportioned bedrooms, both benefiting from built-in storage, along with a modern bathroom fitted with a three-piece suite. The entrance hallway also provides useful storage space and plumbing for a washing machine. The property also benefits from having underfloor heating.

Externally, the property benefits from an allocated underground parking space and is set within a well-maintained development in a prime city centre location.

This property would make an ideal purchase for first-time buyers, professionals or investors alike, offering contemporary living in a vibrant and convenient setting.





Entrance Hallway
Tiled flooring, built-in storage with space and plumbing for a washing machine, doors leading off to:

Bathroom
Tiled flooring, WC, handwash basin with mixer tap, tiled splashbacks, bath with mixer tap and shower attachment.

Bedroom One
9'90 x 9'91 approx (2.74m x 2.74m approx)
Built-in wardrobes, carpeted flooring, aluminium double glazed window.

Bedroom Two
9'28 x 8'59 approx (2.74m x 2.44m approx)
Aluminium double glazed window, built-in storage, recessed spotlights to the ceiling, carpeted flooring.

Open Plan Kitchen Lounge Diner
21'59 x 16'52 approx (6.40m x 4.88m approx)
Aluminium double glazed windows, aluminium double glazed sliding door giving access to the balcony, recessed spotlights to the ceiling, tiled flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring electric hob over, integrated fridge freezer, integrated dishwasher, ample space for both living and dining space.

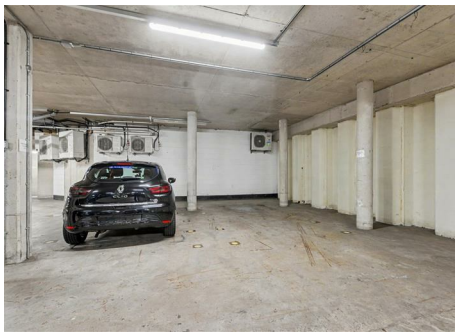
Outside
The property has an allocated parking space underground.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Underfloor Heating
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 8mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



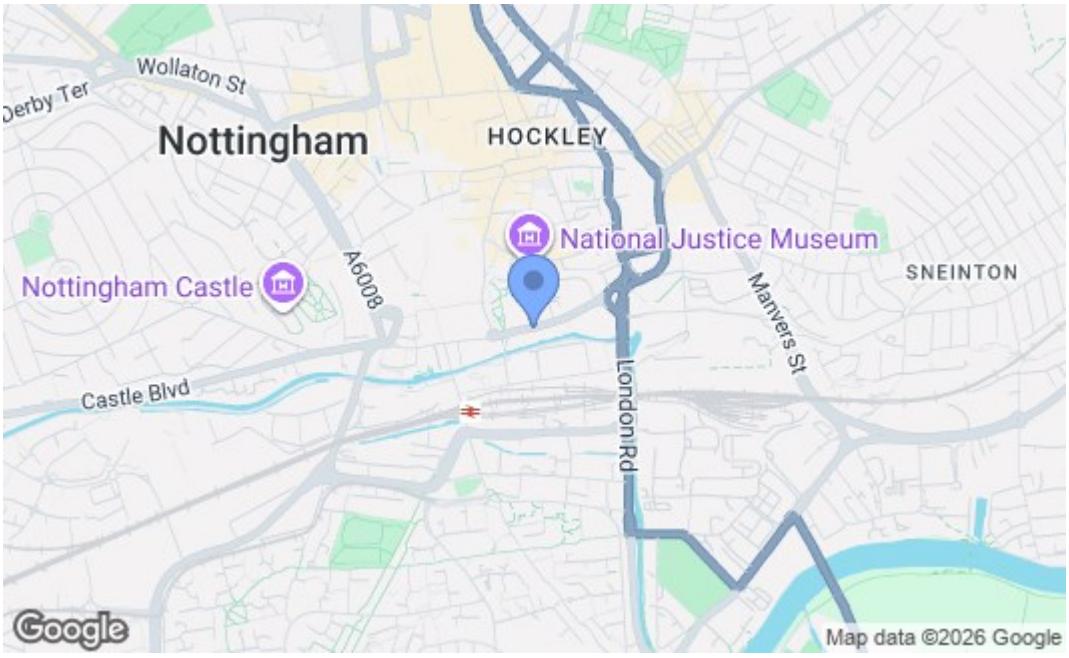


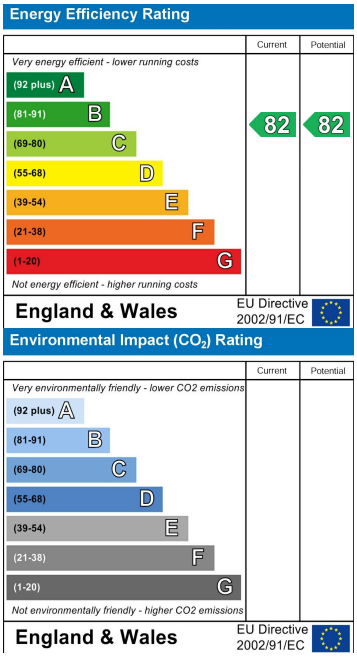












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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