



**Barker Gate
Nottingham, NG1 1JS**

£200,000 Leasehold

**A STUNNING DUPLEX APARTMENT IN
NOTTINGHAM CITY CENTRE!**



Robert Ellis Estate Agents are delighted to bring to the market this impressive one-bedroom duplex apartment, set within a stunning Grade II listed converted period building in the heart of Nottingham City Centre. Offering spacious accommodation arranged over two floors and bursting with character, this unique home perfectly combines contemporary living with original architectural features, making it ideal for professionals, first-time buyers and investors alike.

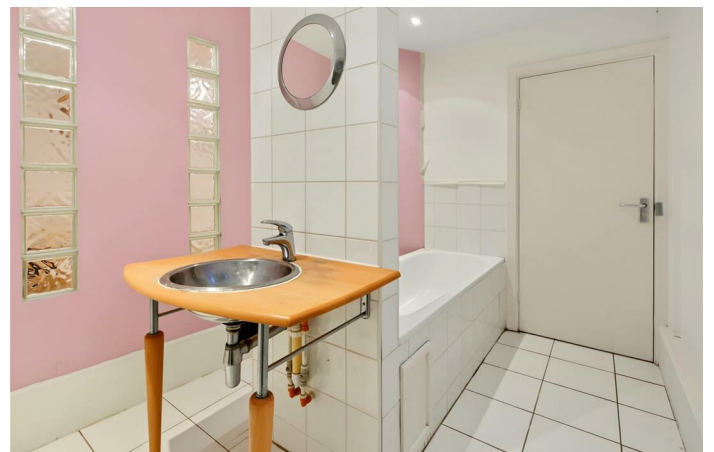
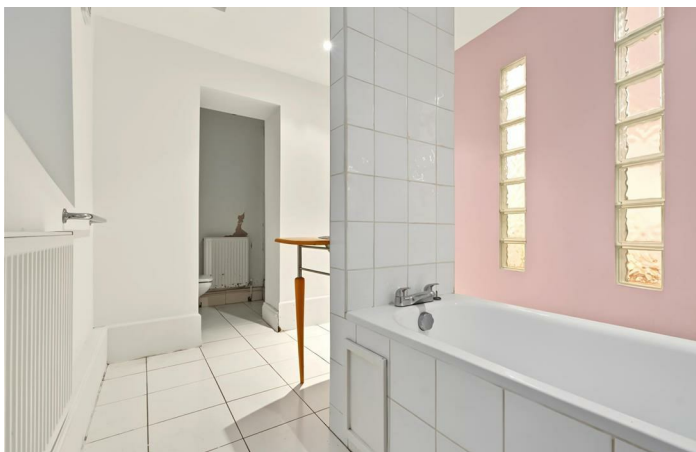
The apartment opens into a spectacular open-plan living, dining and kitchen area. Boasting exposed beams, large sash windows and an abundance of natural light, this expansive living space provides the perfect environment for relaxing and entertaining. The contemporary kitchen is fitted with a range of matching wall and base units, integrated appliances and a central island with additional seating, creating a stylish and practical focal point. A separate utility room offers additional storage and appliance space, while a convenient cloakroom completes the upper floor accommodation.

A striking spiral staircase leads to the lower level, where you will find an exceptionally spacious bedroom offering excellent flexibility for sleeping, dressing or home working. A particular feature of this level is the street-level windows, which allow an abundance of natural daylight to flood the bedroom, creating a bright and welcoming atmosphere rarely found in lower-ground accommodation. The bedroom also benefits from direct access to a beautifully appointed en-suite bathroom, complete with both a bath and separate shower enclosure.

Occupying a prime position within Nottingham's vibrant Lace Market, the property is just moments from an excellent selection of independent cafés, bars, restaurants, shops and cultural attractions. Nottingham Railway Station is within easy walking distance, while excellent tram and bus links provide convenient travel throughout the city and beyond. The property is also ideally positioned for easy access to both Nottingham Trent University and the University of Nottingham, making it an excellent choice for professionals, students and investors alike.

Offering a rare combination of generous living space, period character and an enviable city centre location within a Grade II listed building, this outstanding duplex apartment represents an exceptional opportunity for those seeking stylish urban living.

An early viewing is highly recommended to fully appreciate the size, character and unique lifestyle this superb apartment has to offer.



Open Plan Kitchen Living Diner

23'4 x 20'1 approx (7.11m x 6.12m approx)

Entrance door to the front elevation, three sash windows to the front elevation with secondary glazing, two sash windows to the rear elevation, recessed spotlights to the ceiling with exposed beams, wall mounted double radiators, laminate flooring, ample seating and dining space, spiral staircase leading to the ground floor bedroom, kitchen comprising matching wall and base units with laminate worksurface over, integrated oven with hob above, stainless steel splashback, stainless steel extractor hood, 1.5 bowl stainless steel sink incorporating a swan neck mixer tap over on the central island unit, integrated fridge and freezer, panelled door leading through to:

Utility Room

7'9 x 5'03 approx (2.36m x 1.60m approx)

Secondary glazed sash window to the rear elevation, refitted BAXI gas central heating combination boiler providing hot water and central heating to the property, space and plumbing for a washing machine, space and plumbing for a dishwasher, tiling to the floor, recessed spotlights to the ceiling, extractor fan, door leading through to the separate cloakroom.

Separate Cloakroom

2'11 x 6'10 approx (0.89m x 2.08m approx)

Wall hung vanity wash hand basin, tiled splashbacks, low level flush WC, tiling to the floor, recessed spotlights to the ceiling, extractor fan.

Bedroom

23'2 x 19'05 approx (7.06m x 5.92m approx)

Recessed spotlights to the ceiling, street level windows providing ample daylight, wall mounted radiator, door providing fire escape access, spiral staircase leading to the living room, panelled door to the en-suite bathroom.

En-Suite Bathroom

15'08 x 7'04 approx (4.78m x 2.24m approx)

Panelled bath, vanity wash hand basin with mixer tap, low level flush WC, enclosed shower enclosure with mains fed shower over, extractor fan, wall mounted radiator, tiled splashbacks, tiling to the floor, secondary glazed sash

windows to the rear elevation, glass block wall providing daylight.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 11mbps Ultrafast 330mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

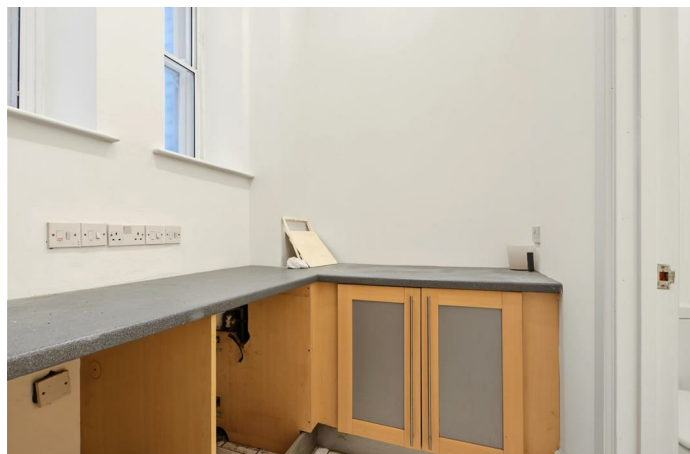
Flood Risk: No flooding in the past 5 years

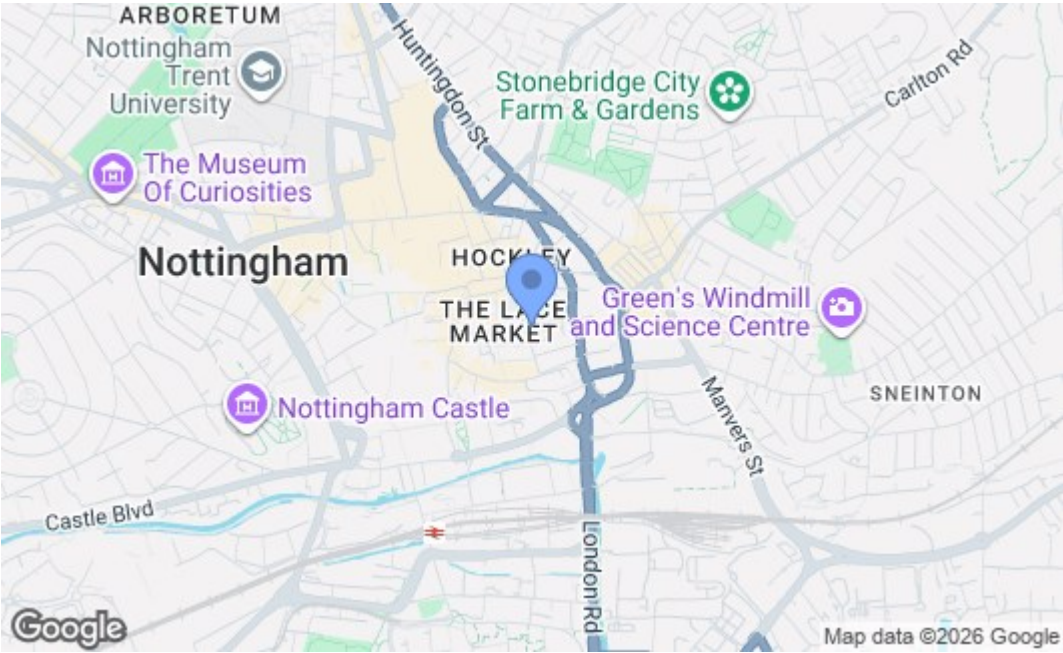
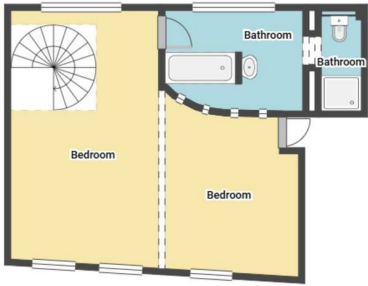
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.