



Apartment 22 3 Broadway

| NG1 1PR | Offers Over £90,000

ROYSTON  
& LUND



- One Bedroom Apartment
- Close to Train Station
- Three Piece Bathroom
- Amenities Close By
- Leasehold - Council Tax Band - B
- Second Floor
- Integrated Appliances
- Built In Wardrobe
- No Upward Chain
- EPC Rating - C





PUBLIC NOTICE - Royston and Lund are now in receipt of an offer for the sum of £92,500 for Apartment 22, The Establishment. Anyone wishing to place an offer on this property should contact Royston and Lund before exchange of contracts.

\*\*\*No Upward Chain\*\*\*

Royston and Lund are pleased to bring to the market this one bedroom second floor apartment in the historic Lace Market which is situated in the heart of Nottingham City Centre, with access to numerous amenities such as retail shops, restaurants and bars as well as sporting venues, this low maintenance property would be perfect for someone who is a first time buyer, a young professional or a buy to let.

Entering the property you come into the reception room which consists of a Victorian style window letting in lots of natural light. Just off from the living room we have the bedroom accessed through an opening containing a built in wardrobe. The bathroom is a three piece suite with towel radiator.

Continuing through the living room down a short hallway you come into the kitchen with integrated appliances such as oven hob and extractor fan with further room to add more freestanding. The kitchen also boasts of access to a balcony area.

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*





## Second Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 45.6 sq. metres (490.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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<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		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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