



Swanns Building Plumptre Place

| NG1 1LD | Offers Over £170,000 - £190,000

**ROYSTON
& LUND**

- One Bedroom Spacious Apartment
- Large Balcony Area With New Decking Fitted
- Modern Tiled Ensuite Bathroom And A Separate WC
- Open Plan Living
- EPC Rating - D
- Located In The Heart Of Nottingham
- High Quality Fixtures And Fittings
- Top Of The Range Integrated Appliances
- Numerous Amenities On Your Doorstep
- Leasehold - Council Tax Band - D





****OFFERS OVER £170,000****

Royston and Lund are delighted to bring to the market this STUNNING one bedroom TOP FLOOR apartment located in Nottingham City Centre, situated a short stroll from Hockley street which has numerous amenities from bars, restaurants and independent cafes. In addition, the flat is a short walk to Nottingham train station. This property would be the perfect fit for first time buyers or working professionals or even make a high yield buy-to-let.

Interior accommodation displays a modern open plan feel starting with an entrance lobby/study which leads to the spacious open kitchen/diner and balcony area and in turn granting access to the living room. The kitchen boasts high quality base and wall units that house integrated appliances such as an eye level oven hob and extractor fan along with built in fridge/freezer and washing machine. The bedroom is positioned to the rear and is a well proportioned double which benefits from its own ensuite bathroom consisting of a bath with shower overhead along with a wash basin and WC. The flat additionally comes with a separate WC.

This apartment has been immaculately presented throughout and current vendor has put thought and due care into the property. Numerous skylights and Ventana windows really give the apartment a spacious and airy feel.

Length of lease: 999 years
Years remaining: 974 years
Ground rent: £90 per year
Service Charge: £2130.02



Total area: approx. 66.6 sq. metres (716.9 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

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		
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