



Apt 21, Stone Yard, 12 Plumptre Street

Guide Price **£160,000**

 **Comfort
Estates**



Apartment 21

Stone Yard, Nottingham

Guide Price £160,000-£170,000. A spacious two bedroom apartment within the Grade II Listed Stone Yard development located in the popular Lace Market district of Nottingham City Centre.

This property presents an opportunity to reside in the oldest part of the city, the cultural heart of Nottingham. Here, beautiful architecture and streets steeped in the rich history of the lace industry await, well positioned for easy walking distance away from an abundance of restaurants, bars, retailers, and public transport links. Please note, due to the upgrading of the building having taken place over the past couple of years, the service charge has now been reduced to a monthly cost of £285.28. There is no ground rent payable.

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Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Grade Two Listed
- Sash Windows
- Lace Market Location
- City Centre Living
- First Time Buyers
- Buy To Let Investors
- No Chain



You can include any text here. The text can be modified upon generating your brochure.





Overview

This superb two-bedroom character apartment is situated in the heart of Nottingham's historic Lace Market, offering a perfect blend of period charm and modern living. Featuring striking exposed brickwork and large sash windows, the property exudes style and individuality. The open-plan lounge-diner and kitchen area provide a spacious and sociable setting, ideal for entertaining or relaxing at home. Both bedrooms are well-proportioned, with ample natural light, and the property includes a contemporary bathroom suite. Positioned within one of Nottingham's most sought-after city centre locations, residents enjoy immediate access to an array of independent cafés, restaurants, and cultural venues, along with excellent transport links. This apartment is an exceptional opportunity for professionals or investors seeking a unique home in a vibrant urban setting.

Lounge Diner

A stunning feature of this property is this living space, a bright open-plan lounge come dining room with a partial partition separating the kitchen area, seamlessly blending modern comfort with industrial charm. The original wooden floor adds warmth and character to the space, and triple-aspect sash windows let in plenty of light and provide far-reaching views of iconic landmarks on three sides that also make this a fantastic space for relaxation, conversation, and the enjoyment of urban living at its finest.

Kitchen

Separated by an elegant glass partition, this modern kitchen boasts generous worktop space and storage to work with on your culinary creations. The brightly painted walls add a pop of colour, contrasting beautifully with the industrial aesthetic of the factory windows and exposed brickwork. Built-in Appliances blend into the contemporary design, offering both functionality and style.

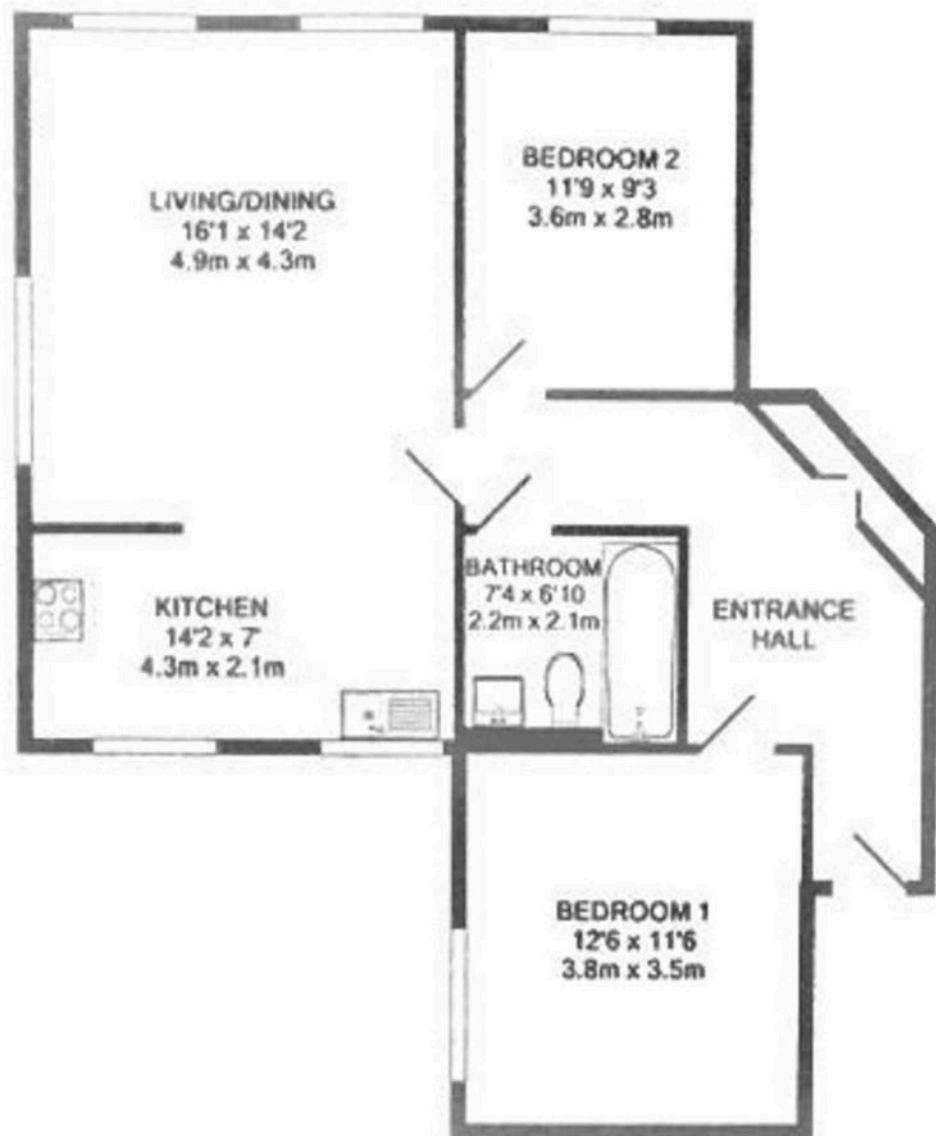
Bedroom 1

A generous-sized bedroom featuring one of the many factory style windows in this apartment allows lots of











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