



Apt 6, The Zone Cranbrook Street, Nottingham  
£125,000



## Apartment 6

The Zone Cranbrook Street, Nottingham

A spacious GROUND FLOOR APARTMENT, with two-bedrooms and two bathrooms. Located in Nottingham City Centre close by to the popular area of Hockley, with a wealth of amenities on the doorstep, including local shops, some fantastic restaurants, bars, and Nottingham train station. Ideal for both first-time buyers and buy-to-let investors. Viewing highly recommended!

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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Double Bedrooms
- Main Bathroom and Ensuite
- Nottingham City Centre Location
- Private Entrance
- Modern Finish
- Open Plan Living Space
- Currently tenanted until October 2025 at £1000 pcm
- Representing A Gross 9.6% Yield



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







## Overview

A well-presented two-bedroom, two bathroom apartment in the heart of Nottingham City Centre. This ground-floor apartment with a private entrance is located close to the highly popular area of Hockley, with a wealth of amenities on the doorstep, including local shops, some fantastic restaurants, bars, and Nottingham train station. Refurbished to a great standard, it is perfect for those seeking a property that needs little to no work, or a like-minded buy-to-let investor looking for a good quality property with tenants already in situ. The accommodation, in brief, consists of an entrance hallway, spacious open plan living/dining area with a modern kitchen, two double bedrooms, one with an en-suite shower room, and a main bathroom. Currently let at £1000 PCM until 31st October 2025. No upward chain - Call now to arrange a viewing!

## Entrance

12' 9" x 5' 4" (3.88m x 1.63m)

A welcoming and spacious entrance hallway with plenty of space for shoes and coats, whilst benefitting from a storage cupboard. The entrance leads through to the main living areas of the property, bedrooms and bathrooms.

## Master Bedroom

A good sized double bedroom with wooden flooring and neutral décor. With pendant light fitting, gas central heating radiator and frosted upvc double glazed window, allowing privacy from the ground level.

## Ensuite to Master Bedroom

6' 8" x 5' 11" (2.02m x 1.80m)

A generous en-suite shower room with large corner enclosure and mixer shower over, wall hung basin with vanity unit, WC and heated towel rail. White subway tile shower surround, pattern vinyl flooring and spotlight fittings.

## Bathroom

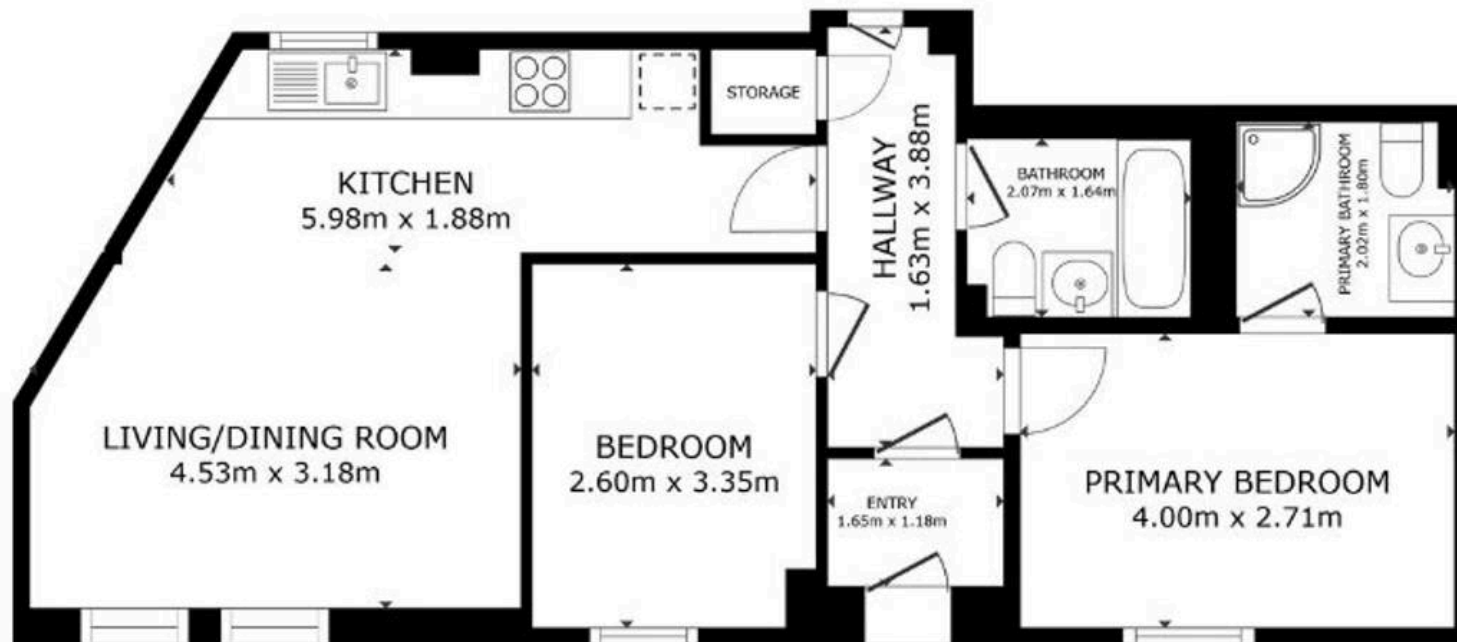
A modern bathroom with white subway tiles, bath with glass screen and mixer shower over, back to wall WC











FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 61.9 m<sup>2</sup>  
TOTAL : 61.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLANS 81.9 m<sup>2</sup>  
TOTAL : 81.9 m<sup>2</sup>  
NOTES: DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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