

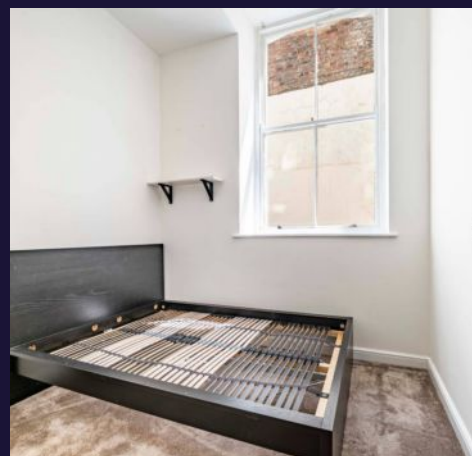
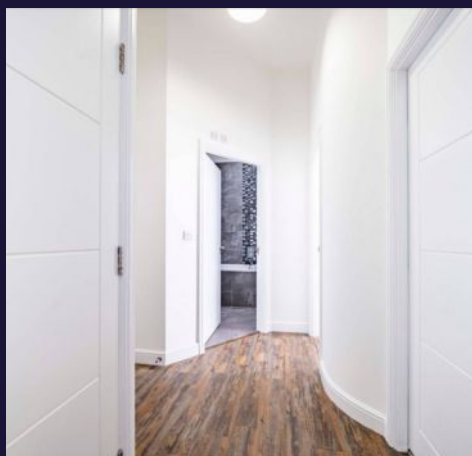


Drapers Bridge, Hounds Gate, Nottingham
£200,000



Presented with no upward chain, this stunning 2-bedroom apartment in the heart of Nottingham City Centre. Situated on the ground floor of a historical building boasting a charming bridge, built back in 1923 by a popular cloth merchant, Herbert Snook. Now known as Drapers Bridge. Step inside to be greeted by two large bedrooms, each offering ample space and comfort. The interior is bright and spacious, with tall ceilings and huge sash windows flooding the rooms with natural light, making a bright and airy atmosphere. Ideal for working professionals seeking a blend of convenience and charm. This property also presents an enticing opportunity for buy-to-let investors. Just a short stroll away from Nottingham Train Station, the location couldn't be more convenient for those commuting or travelling. Do not miss the chance to make this historical home your own – schedule a viewing today and appreciate the apartment and its history in person.

- Ground Floor Living
- Historical Building With Featured Bridge Built In 1923
- Two Large Bedrooms
- Bright And Spacious Throughout With Tall Ceilings
- Huge Sash Windows Allowing Plenty Of Natural Light
- Ideal For Working Professionals
- Opportunity For Buy To Let Investors
- Within Walking Distance To Nottingham Train Station





Kitchen/Lounge/Diner

13' 4" x 18' 10" (4.06m x 5.75m)

Bright and spacious, open-plan kitchen diner, and cosy lounge area. A great space with laminate flooring throughout, wall and base units with integral appliances in the kitchen and x2 sash windows to rear aspect.

Bedroom 1

9' 6" x 16' 2" (2.90m x 4.92m)

Master bedroom with carpeted flooring, sash window to rear aspect and access to en-suite shower room.

En-suite Shower Room

4' 10" x 7' 7" (1.47m x 2.32m)

Modern shower room tiled throughout with a three-piece suite comprising a walk-in shower cubicle, wash hand basin and low-level W.C.

Bedroom 2

8' 6" x 14' 6" (2.58m x 4.43m)

Double bedroom with carpeted flooring and a sash window to the rear aspect.

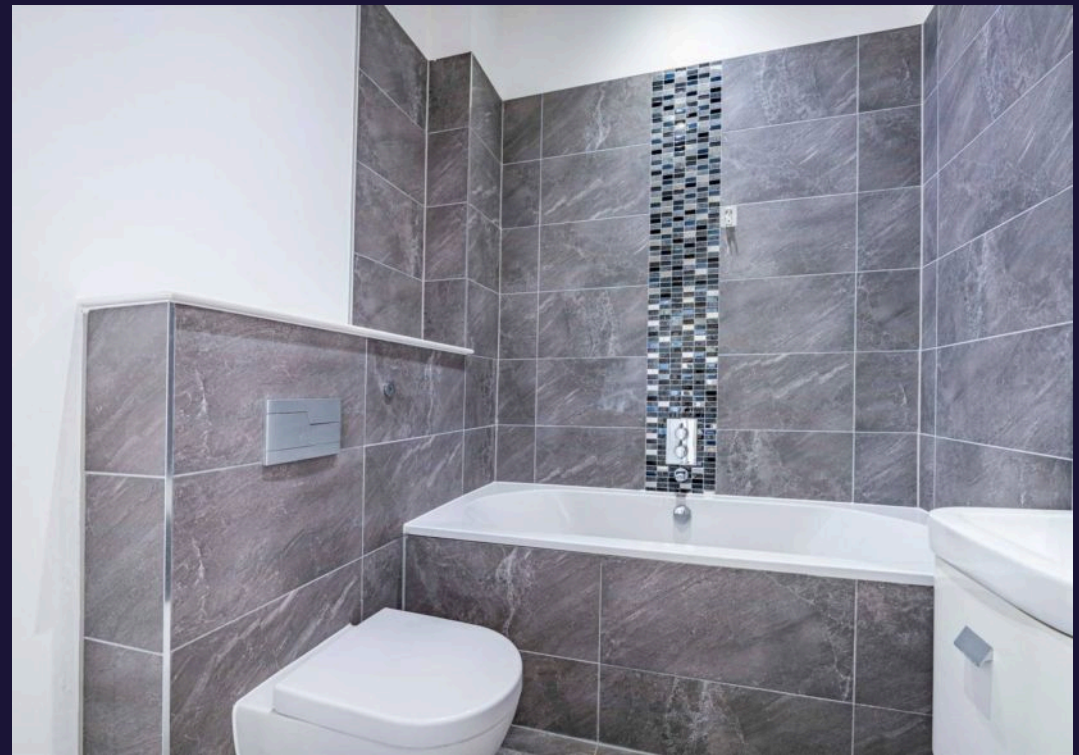
Family Bathroom

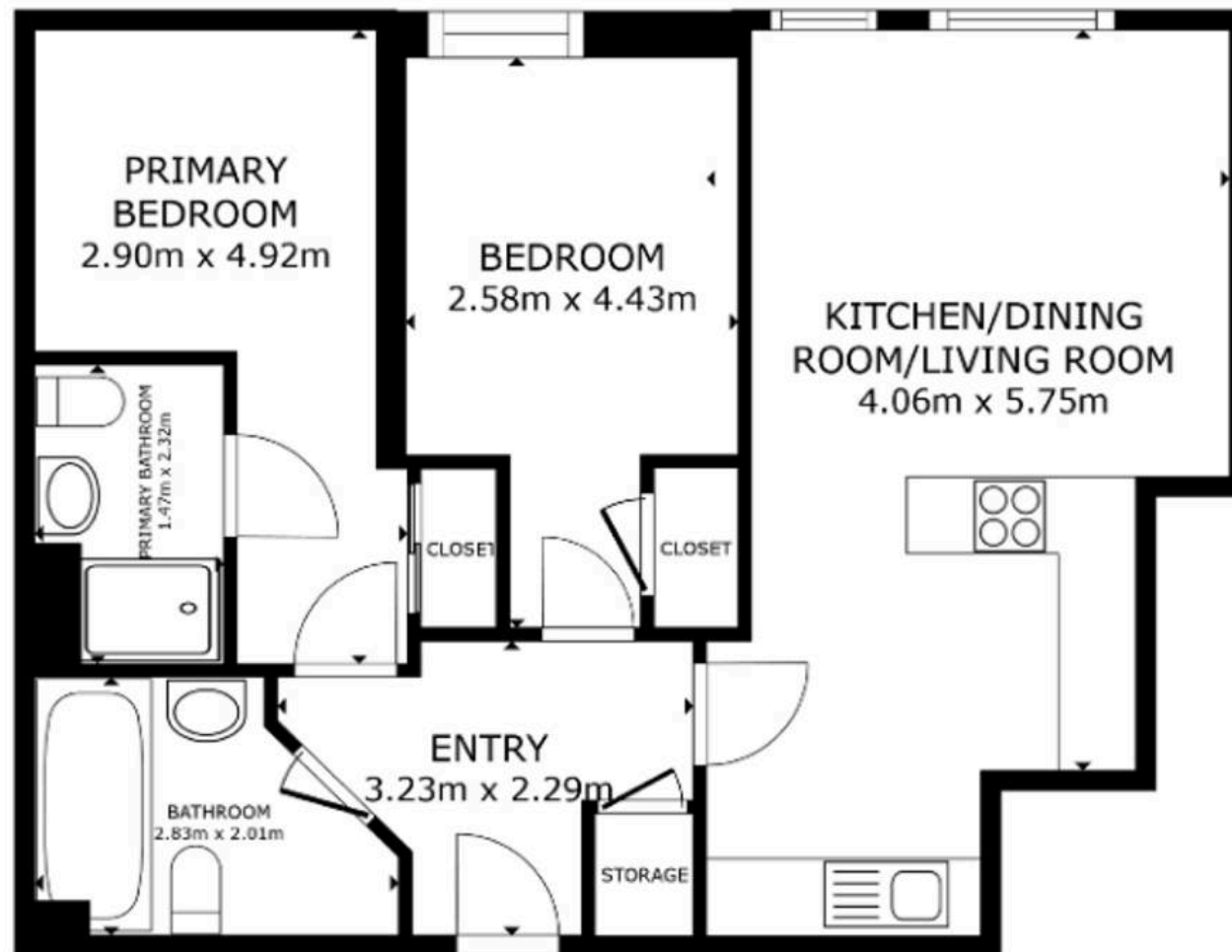
9' 3" x 6' 7" (2.83m x 2.01m)

Modern family bathroom with tiled floors and walls with panel bath, shower over, wash hand basin, and low-level WC.

Additional Property Details

- Property Age Bracket: Victorian (1830 – 1901)
- Council Tax Band: D
- Tenure: Leasehold
- Lease Expiry: 16/06/2265
- Ground Rent: £250.00 per year
- Service Charge: £2,000.00 per year

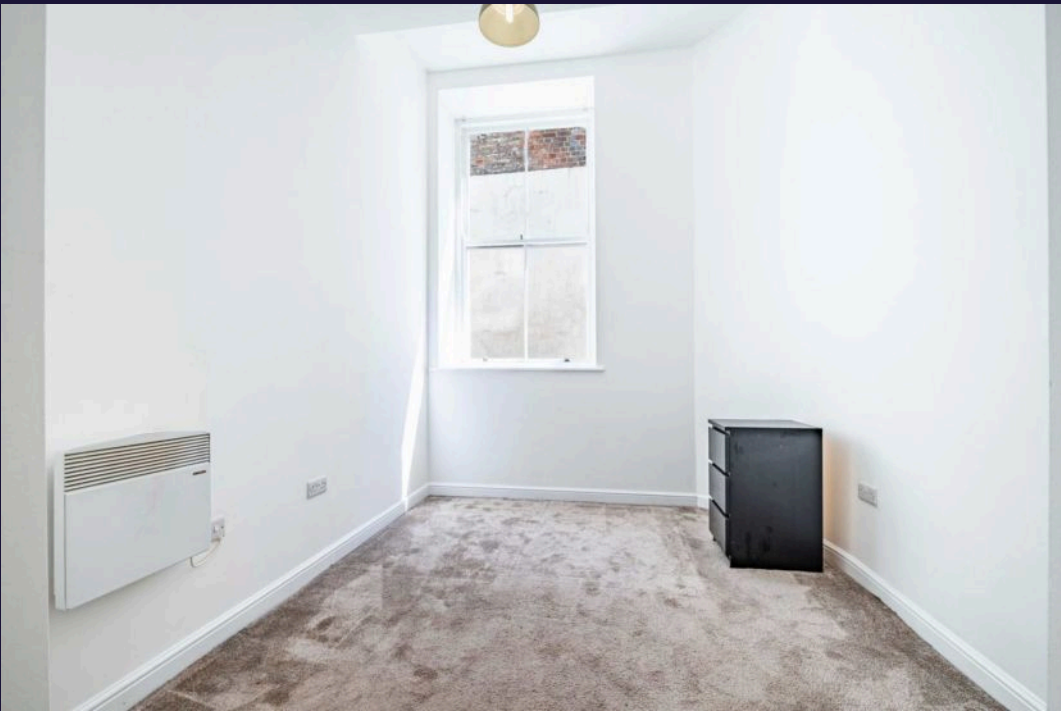
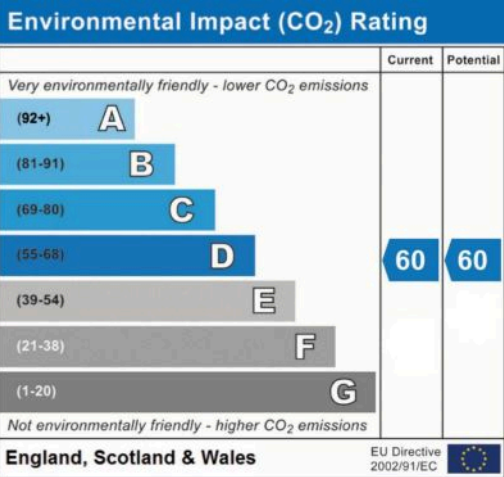
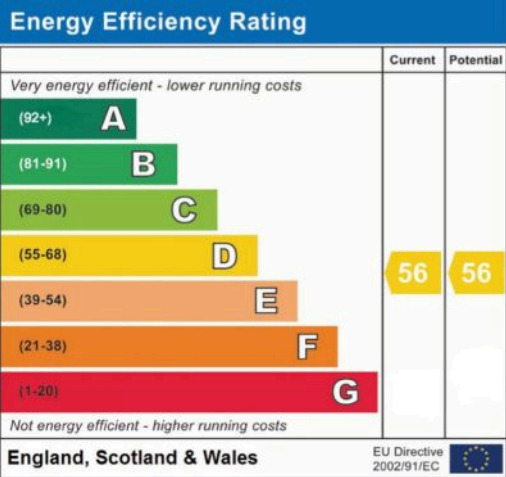




FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 60.5 m²
TOTAL : 60.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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