



## Apt 52, Lexington Place, 9 Plumtre Street – NG1 1AN

Guide Price £175,000



## Apartment 52

Lexington Place, Nottingham

Modern 2 bedroom city centre apartment in the iconic Lace Market! Available with allocated parking & no chain, recently decorated throughout & offering open-plan living, bathroom, en-suite and parking.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

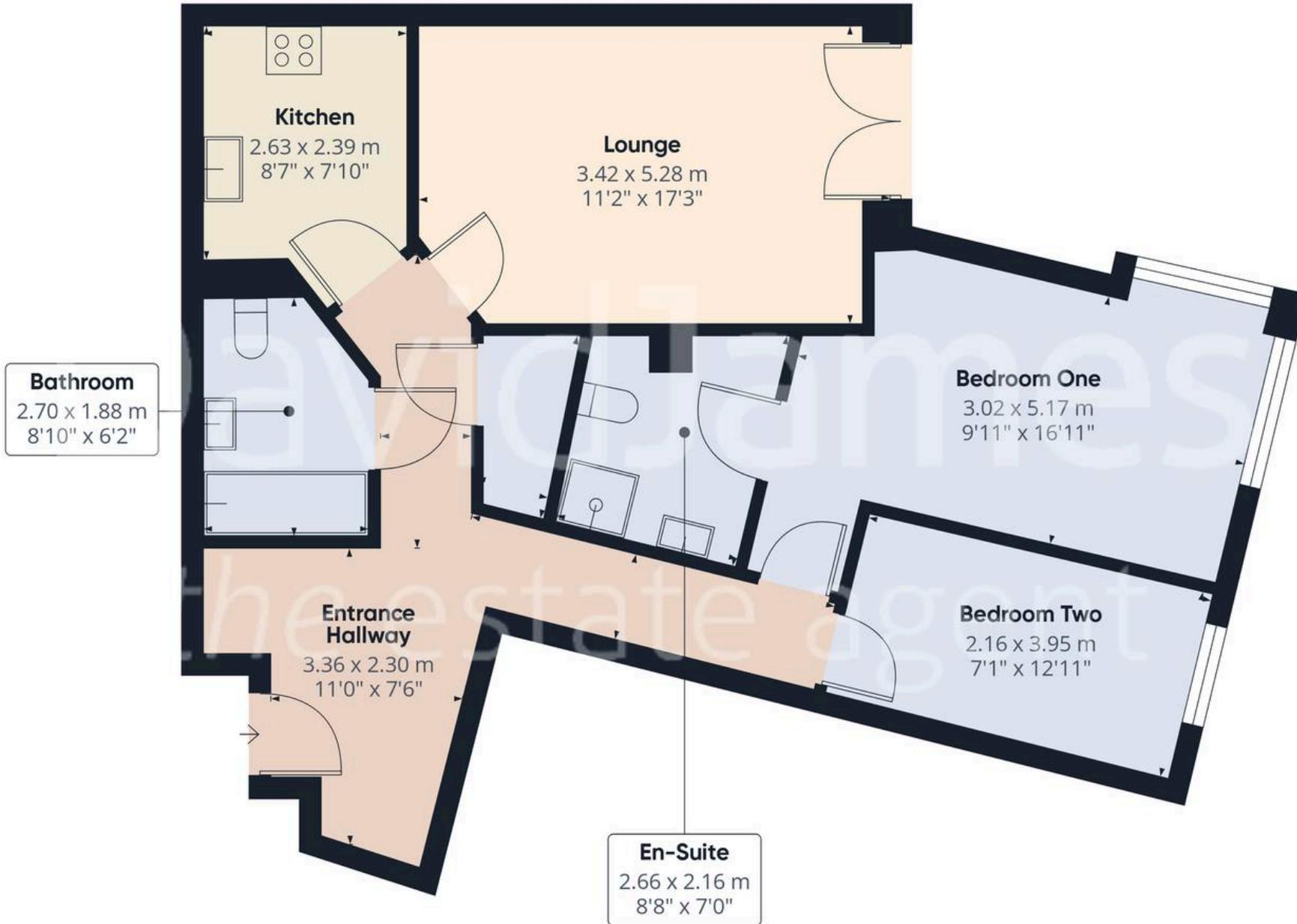
EPC Environmental Impact Rating: C

- Modern apartment available with no upward chain
- Ideal for city-based professionals, first-time purchasers or buy-to-let investors
- Located in the heart of the iconic Lace Market with doorstep access to shops, bars, restaurants and transport links
- Well-presented and neutrally-decorated throughout
- Secure entry system providing controlled access to the building
- Generous lounge and dining area with a feature Juliet balcony and views
- Fitted kitchen with ample units and integrated appliances
- Two well-proportioned double bedrooms (main with a private en-suite shower room)
- Main bathroom with a three-piece white suite
- Convenient allocated parking space with remote fob access









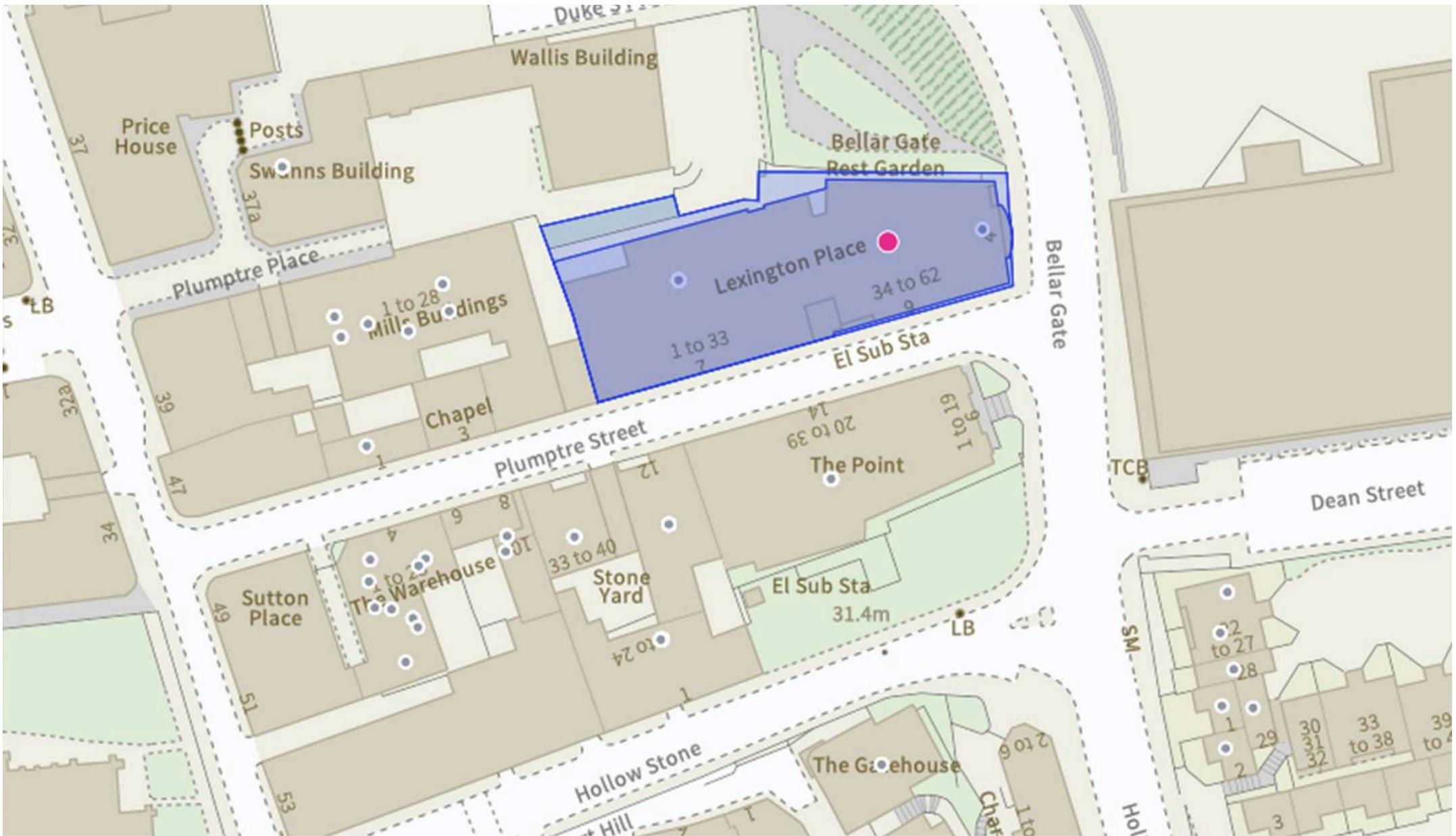
Approximate total area<sup>(1)</sup>

76.3 m<sup>2</sup>  
822 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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