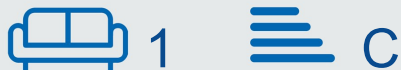


Roden Street

Nottingham
NG3 1GH

Price Guide £130,000



 0115 841 1155



- Top-floor one-bedroom apartment
- Convenient location close to the city centre
- Spacious double bedroom
- Entrance hall with built-in storage cupboard
- Ideal for first-time buyers or investors
- Located within the William Bancroft Building, Nottingham
- Large open-plan lounge/kitchen measuring approx. 6.23m x 6.98m
- Well-appointed bathroom with full-size bath
- Practical and efficient layout throughout
- Approx. 634 sq. ft. total accommodation



0115 841 1155

Roden Street, Nottingham, NG3 1GH

Key Features

Situated on the top floor of the sought-after William Bancroft Building, this well-presented one-bedroom apartment offers approximately 58.9 sq. m. (634 sq. ft.) of thoughtfully arranged accommodation, ideal for owner-occupiers or investors alike.





0115 841 1155

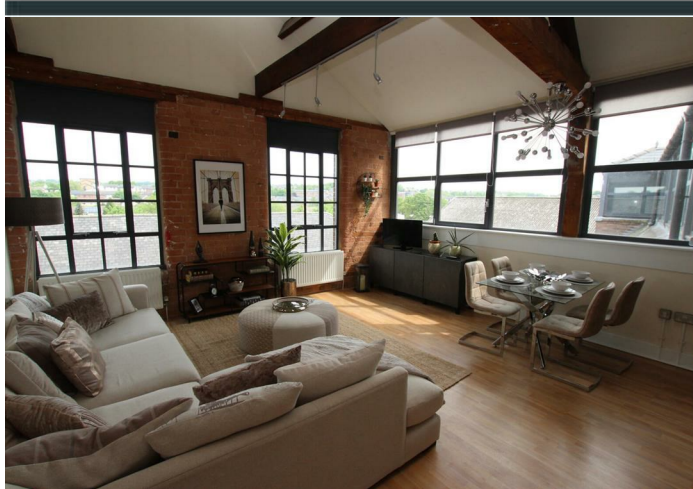
Roden Street, Nottingham, NG3 1GH





0115 841 1155

Roden Street, Nottingham, NG3 1GH



Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.