



Auction

2 bed apartment to buy in NG3

Cranmer Street, Nottingham,
Nottinghamshire, NG3 4GJ

£135,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ First Floor Apartment
- ✓ Award-Winning Development: Situated within a highly regarded, secure, and gated residential
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

An exceptional opportunity awaits to acquire a stylish first floor, two-bedroom apartment situated within an award-winning, gated development on Cranmer Street, Nottingham. This property presents an ideal purchase for first-time buyers, young professionals, or investors seeking a premium residence in a highly desirable location.

Upon entering, residents are greeted by a generously proportioned hallway, providing a welcoming introduction to the apartment. This spacious entrance sets a premium tone, offering ample room for coats and shoes, and leading seamlessly into the heart of the home. The apartment boasts a large, open-plan living, dining, and kitchen area, designed for contemporary lifestyles. This expansive space is flooded with natural light, creating an inviting atmosphere perfect for both relaxation and entertaining. The modern kitchen is well-appointed, offering practical functionality within this sociable hub.

A standout feature of this apartment is the private balcony, accessible from the living area. This outdoor space provides a tranquil retreat, perfect for enjoying a morning coffee or an evening drink, and offers pleasant views over the surroundings. The property comprises two comfortable bedrooms, providing versatile accommodation options, whether for a couple, a small family, or for those requiring a dedicated home office. A well-maintained bathroom serves both bedrooms, featuring contemporary fixtures and fittings.

One of the significant advantages of this development is its secure, gated access, ensuring peace of mind and an enhanced sense of privacy for residents. Furthermore, the apartment benefits from dedicated parking for one car, a highly sought-after amenity in city living. The development itself has received awards, underscoring its quality, design, and desirability.

The location on Cranmer Street offers unparalleled convenience. Nottingham city centre is just a short distance away, providing access to an extensive array of local amenities. Residents can enjoy a vibrant selection of shops, from high-street brands to independent boutiques, alongside numerous restaurants, cafes, and bars catering to all tastes. Cultural attractions, including theatres, art galleries, and museums, are also within easy reach, ensuring there is always something to do.

Transport links from this location are truly excellent. The Nottingham Express Transit (NET) tram system has stops conveniently located nearby, offering swift and efficient travel across the city and to surrounding areas. For those commuting further afield, Nottingham train station provides mainline services to major UK cities, including London, Birmingham, and Sheffield, making this an ideal base for regional and national travel. Regular bus services further enhance connectivity, ensuring effortless journeys throughout the region.

This apartment represents a fantastic opportunity to acquire a high-quality home in a prime Nottingham location, combining modern comforts with exceptional convenience and a premium living experience.

Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 975

Annual Service Charge Amount: £3,164.00

Price: Starting Bid £135,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Level access

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Cranmer Street, Nottingham, Nottinghamshire, NG3 4GJ

Contact your local branch today for more information on this property:

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