



Castle Exchange, Broad Street, Nottingham, NG1 3AP
£150,000 Leasehold



Castle Exchange, Broad Street

2 Bedrooms, 2 Bathroom

£150,000

- Two Double Bedroom 6th Floor Apartment
- Private Terrace
- Great City Views
- Open Plan Living
- Allocated Parking Space
- EWS1 Certificate Approved
- Master Bedroom With En-Suite & Fitted Wardrobes

EWS1 Certificate Approved Making for an ideal first time purchase or investment opportunity this two bedroom sixth floor apartment affords a contemporary interior and private terrace with City Centre views. Being offered to the market with no onward chain the accommodation comprises of an entrance hall opening out into an open plan living/dining/kitchen, master bedroom with fitted wardrobes and en-suite, second double bedroom with fitted wardrobes



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

and a main bathroom. Also benefitting from an allocated parking space, early viewing is strongly recommended.

HALLWAY 7' 4" x 4' 4" (2.24m x 1.32m) With fitted carpet, airing cupboard, intercom system and fitted ceiling spotlights.

OPEN PLAN LIVING/DINING/KITCHEN 19' 6" x 11' 1" (5.94m x 3.38m) The living area has fitted carpet, double glazed windows and French Doors to the private terrace, wall mounted electric heater and fitted ceiling spotlights. The fitted kitchen has a range of fitted high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, breakfast bar seating, splash back tiling, integrated electric oven, inset hob with extractor hood over, integrated microwave, fridge, freezer, slimline dishwasher and washer dryer, vinyl flooring and fitted ceiling spotlights.

MASTER BEDROOM 9' 7" x 9' 3" (2.92m x 2.82m)

With fitted carpet, double glazed windows and French Doors to the private terrace, wall mounted electric heater, fitted wardrobe with sliding doors and fitted ceiling spotlights.

EN-SUITE With a double wide walk in shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, chrome heated towel rail and fitted ceiling spotlights

BEDROOM TWO 10' 5" x 8' 11" (3.18m x 2.72m) With fitted carpet, wall mounted electric heater, fitted wardrobe with sliding doors and fitted ceiling spotlights.

BATHROOM Comprising of a panelled bath with chrome mixer taps and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

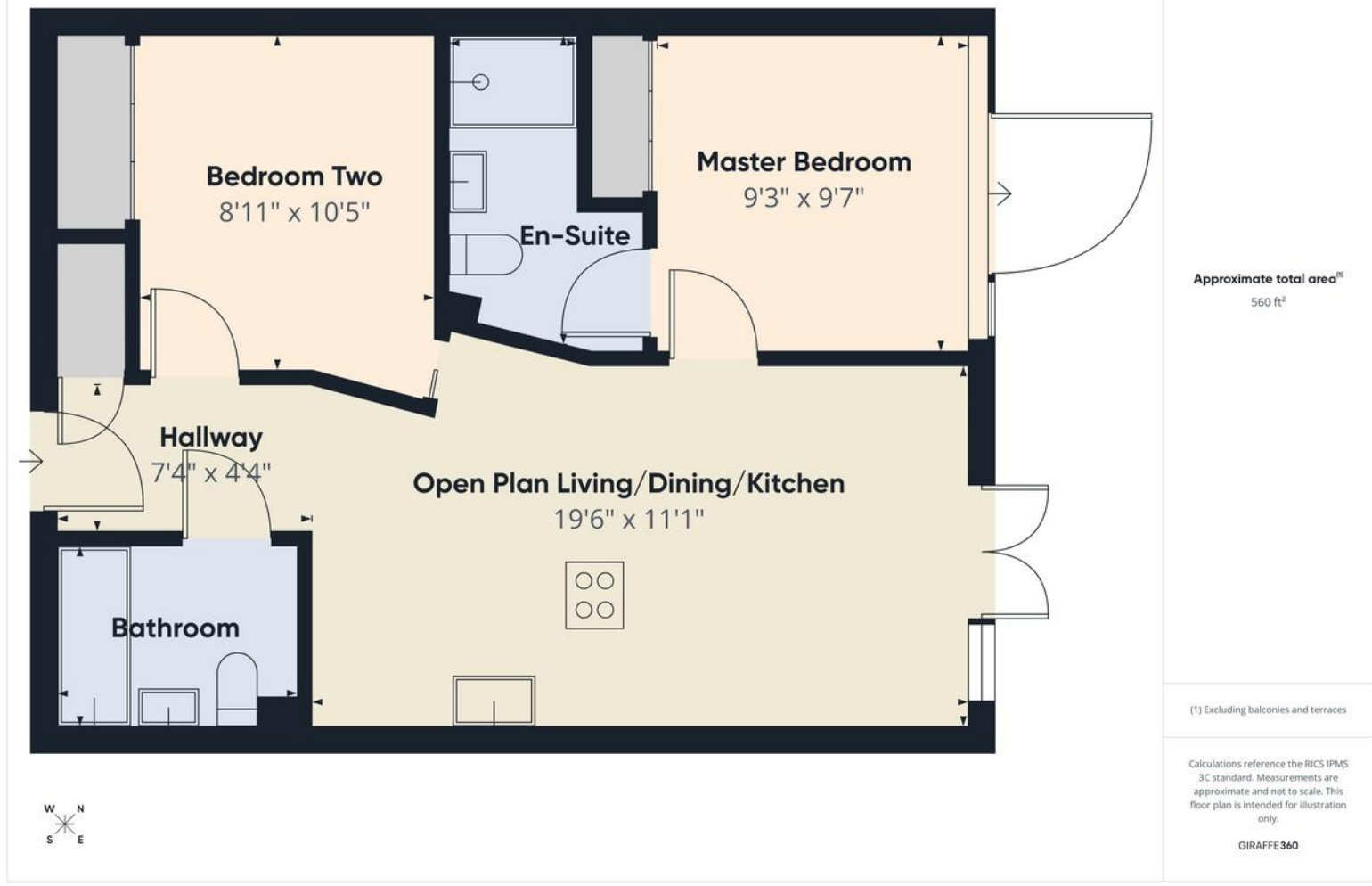
EXTERNAL With a private terrace with views across

the City Centre and an allocated, gated parking space.









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