

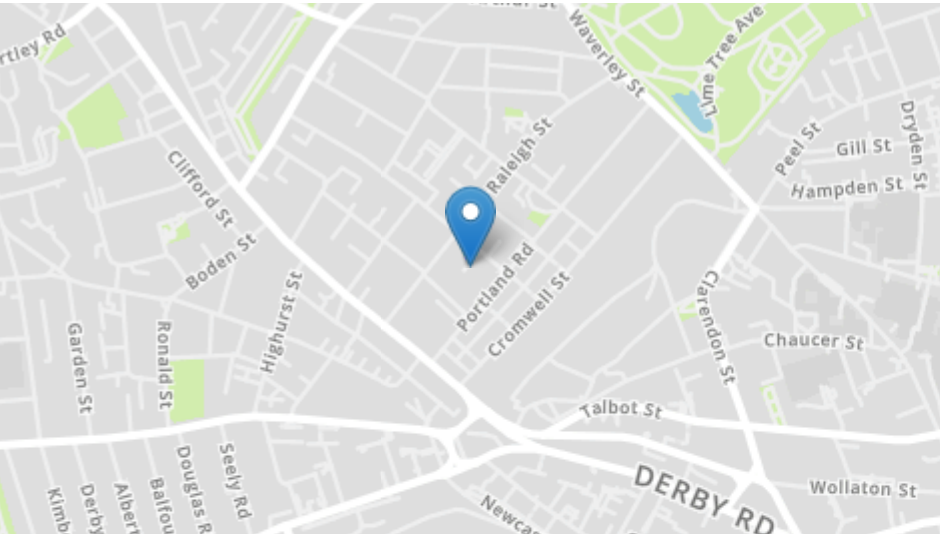
Portland Square, Portland Road, Nottingham, NG7 4HS

£170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	77	78
EU Directive 2002/91/EC		

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29271240



- Ground Floor Flat
- 2 Double Bedrooms
- Open Plan Living Space
- 1 Allocated Parking Space
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre
- Character Features
- Long Lease

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** THIS ONE IS SPECIAL! *** There are a number of apartments within walking distance of the city centre, but the high ceilings and rustic charm of exposed brickwork make this one particularly appealing. Ideally suiting young professionals, the spacious accommodation comprises open plan living space with kitchen area, 2 DOUBLE bedrooms and a bathroom. The complex enjoys easy access to all the shops & amenities of Nottingham City Centre, but there is also an allocated parking space for those who drive. The lease terms are favourable too, call us now for more information and arrange a viewing - this one really IS special!

Communal Entrance hall

An external communal door leads to the communal hallway and private entrance door. The apartment entrance hall has an intercom system. Door to the entrance hall.

Entrance Hall

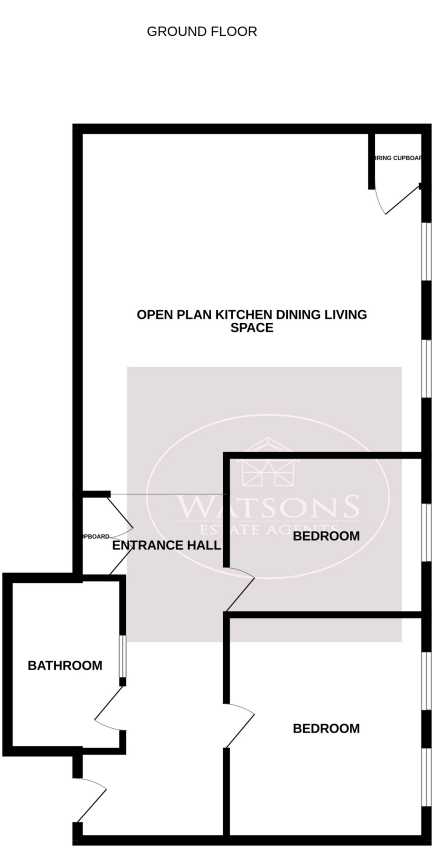
Storage cupboard and doors to all rooms.

Open Plan Living

5.66m x 5.57m (18' 7" x 18' 3") 2 original single glazed windows with secondary glazing to the side, integrated combination boiler, wood effect laminate flooring and open to the kitchen area.
Kitchen Area: A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine. Feature exposed brickwork and ceiling beams.

Bedroom 1

3.46m x 2.78m (11' 4" x 9' 1") 2 original single glazed windows with secondary glazing to the side, wood effect laminate flooring, radiator and exposed ceiling beams.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2025

Bedroom 2

3.95m x 3.6m (13' 0" x 11' 10") Original single glazed window with secondary glazing to the side, wood effect laminate flooring, radiator and exposed ceiling beams.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Outside

There is a car park with an allocated parking space.

LEASE INFORMATION

We have been provided with the following information which is correct as of July 2025.
The property has over 990 years left on the lease.
Service charge is £180.00 per month.