

Apartment , Drapers Bridge,

£1,500



01158 680268

www.jmssalesandlettings.co.uk

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

A Luxury Period Apartment in a Great City Centre Location

Is this the best apartment available to rent in Nottingham? We think so!

JMS are proud to bring to the marketing this immaculately presented two double bed roomed and tastefully decorated fully furnished third floor apartment, situated within the well-regarded Drapers Bridge development in Nottingham City Centre. The property boasts both charm and spacious living areas, as well as benefitting from lift access and an underground allocated car parking space.

The apartment enjoys its own entrance lobby which leads onto the entry door and through to the hallway, where there is a generous storage cupboard housing hot water tank and a washer/dryer.

Off the hallway there is an attractive, four-piece bathroom suite which is fully tiled, including a freestanding bath, wall mounted sink vanity unit, wall mounted WC and a large shower enclosure with rainfall shower head.

The second double bedroom, also positioned off the hallway, features a Velux window and a built-in wardrobe with a mirrored frontage. Double bed including mattress and tasteful bedding. The generous master bedroom also enjoys Velux windows with two mirror fronted, built-in wardrobes, double crushed velvet sleigh bed, mirrored dressing table and chair, two silver bedside tables with lamps. The en suite shower room is fitted with a wall mounted WC, wall mounted sink vanity unit, chrome heated towel rail and a large shower enclosure with a rainfall shower head.

The spacious, bright open plan lounge enjoys three large period large sash windows with roman blinds. There is a large TV with soundbar on a beautiful mirrored unit, Teal sofa and matching rug. Also included is a large grey cuddler chair and dining table with four chairs.

The semi open plan kitchen incorporates a range of cream base and wall units with wood grain laminated work surfaces, stainless steel sink drainer and integrated appliances to include fridge freezer, dishwasher, electric oven and a four ring hob with extractor fan above, microwave, cutlery, crockery, pans including everything you need.

In addition to the private parking space, the apartment also has its own separate secure basement store providing that all important area for bikes, suitcases, golf clubs.

Local information

The Drapers Bridge Development is situated in the heart of Nottingham city centre, benefitting from the full range of shops, restaurants, cafes, bars and entertainment venues the city has to offer. Well placed for a range of transport routes including Nottingham train station



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



DRAPERS BRIDGE, HOUNDSGATE, NOTTINGHAM NG3 7AE
TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.
Detailed energy statement has been made to ensure the accuracy of the Energy Performance Certificate. Measurements of floor, window, doors and other parts are approximate and do not necessarily reflect the actual situation on the ground. This plan is for illustrative purposes only and should be used as a guide only. Dimensions are approximate. The energy efficiency and environmental impact ratings are based on the current situation. The energy efficiency and environmental impact ratings are based on the current situation. The energy efficiency and environmental impact ratings are based on the current situation.
Made with floorplan 10000.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	75	76
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		

Viewing by appointment only



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