



**35 Linen House, Boulevard Works, Hartley  
Road, Nottingham NG7 3BB**

**Guide Price £109,950**

Tel: 0115 9680268



- Characterful Features
- Great City Centre Access
- Three Piece Bathroom
- Spacious Apartment
- Two Bedrooms
- Grade II Listed Cotton Mill

A generously proportioned two bedroom apartment with plenty of internal space and a whole host of charming characterful features both on the inside and out being located in the converted former Cotton Mill which dates back to 1896. Which is perfectly placed for access into the city centre and benefiting from a host of impressive transport links.

This characterful apartment is accessed via one of two secure electric gated entrances in the Linen House section of the buildings and also benefits from off road parking for one vehicle.

The accommodation comprises an initial entrance hall with handy storage cupboard, spacious living room with large full height original windows and access to a large mezzanine bedroom. There is also a spacious second bedroom, well proportioned kitchen with modern fittings and a bathroom with modern three piece suite in white.

### **ENTRANCE HALL**

w: 2.9m x l: 1.98m (w: 9' 6" x l: 6' 6")

Upon entry into this apartment you will be greeted by an initial reception area with ceiling spotlights and handy internal storage cupboards.

### **LIVING ROOM**

w: 5.36m x l: 2.87m (w: 17' 7" x l: 9' 5")

With a staggering ceiling height opening upto onto the above mezzanine bedroom. This room benefits from two large full height glazed windows with secondary glazing, ceiling lighting and stairs providing access to the large mezzanine bedroom.

### **BEDROOM ONE**

w: 5.82m x l: 2.97m (w: 19' 1" x l: 9' 9")

A large bedroom space which is incredibly versatile due to both its space and placement being accessed off the living room. There is feature original columns and ceiling spotlights.

### **KITCHEN**

w: 3.66m x l: 2.9m (w: 12' x l: 9' 6")

A well proportioned breakfast kitchen with plenty of room for dining. There is an array of neutral wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl sink with drainer and chrome mixer tap. Integrated oven, four ring electric hob with wall mounted stainless steel extractor hood over. There is also space for a fridge/freezer, plumbing for a washing machine and ceiling spotlights.

### **BEDROOM TWO**

w: 3.86m x l: 2.79m (w: 12' 8" x l: 9' 2")

A second spacious bedroom with a wall mounted heater, ceiling light point and a large feature window with secondary glazing.

### **BATHROOM**

w: 2.34m x l: 1.65m (w: 7' 8" x l: 5' 5")

With a three piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin with chrome mixer tap and a Low flush WC. There is also an electric radiator, fully tiled walls, ceiling spotlights and an extractor fan.

### **OUTSIDE**

This characterful apartment is accessed via one of two secure electric gated entrances in the Linen House section of the building in the original cotton mill buildings dating back to 1896. They have enjoyed a full renovation to create a well balanced apartment with plenty of space.

### **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a leasehold property.

**FIXTURES & FITTINGS**

No fixtures or fittings mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fittings mentioned in this brochure or otherwise.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advice on any financial products.

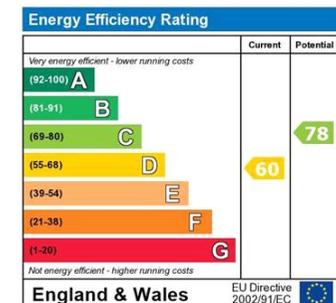
**DISCLAIMER**

Please note a company director at LP asset management t/a JMS Sales & Lettings has a registered interest in this property.









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.

Viewing by appointment only  
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