



3 Wellington Court East Circus Street, Nottingham – NG1 5AX

Guide Price £250,000

DavidJames
the estate agent



3 Wellington Court East Circus Street

Nottingham, Nottingham

GUIDE PRICE £250,000 -270,000. Impressive ground floor apartment on East Circus St, ideal for professionals/investors and sold with no chain! Offering open plan living space, 2 double beds and secure gated parking. A must view! Council Tax band: D

Tenure: Leasehold

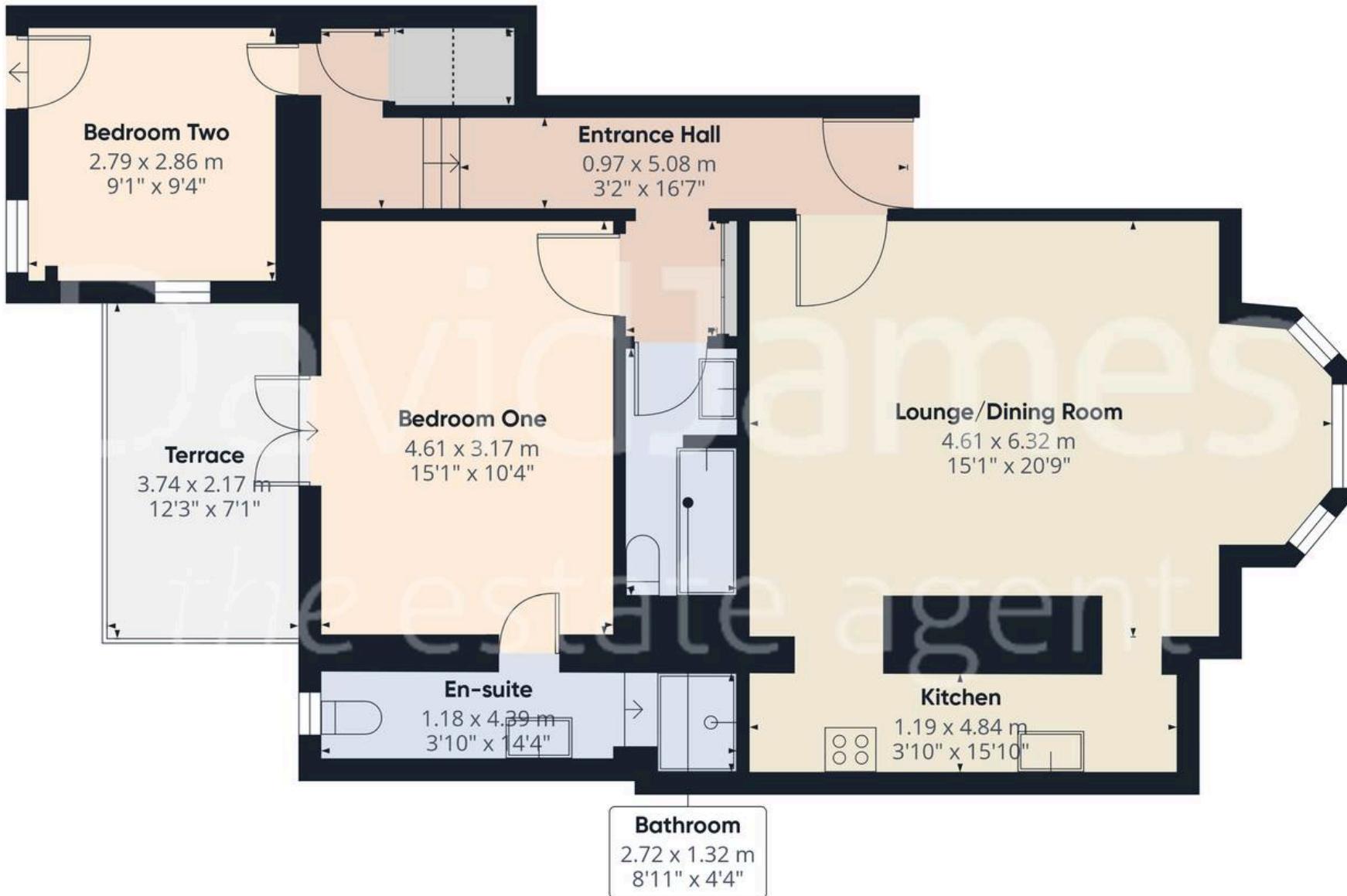
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stunning ground floor apartment
- Ideal for investors or professionals
- Prime City Centre location with Nottingham's amenities on the doorstep
- Offered to the market with no upward chain
- Superb lounge/dining room with a feature bay window and fireplace
- Modern fitted kitchen with integrated cooking appliances
- Two double bedrooms (main bedroom with en-suite shower room)
- Bathroom with a three-piece white suite
- Fantastic southerly-facing terrace seating area
- Secure gated parking compound with an allocated space







Approximate total area⁽¹⁾

73.6 m²
792 ft²

Balconies and terraces

8.1 m²
87 ft²

Reduced headroom

0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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