



Apt 12, Lexington Place, 7 Plumptre Street – NG1 1AN

Guide Price £180,000





Apartment 12

Lexington Place, Nottingham

NO CHAIN! 2 bed second-floor apartment in the iconic Lace Market! Bright lounge/diner, modern kitchen, en-suite and bathroom plus an allocated parking space. Ideal for professionals or investors!

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Second-floor apartment situated within Nottingham's historic Lace Market
- Offered to the market with no upward chain
- Ideal for those seeking immediate access to the city's best independent eateries, bars and transport links
- Excellent buy-to-let investment opportunity with a potential rental income of £1,100 per month (approx gross yield of 7.3%)
- Welcoming entrance hallway featuring a substantial built-in storage cupboard
- Bright and spacious lounge and dining area featuring large windows and wood-effect flooring
- Striking contemporary kitchen equipped with gloss cabinetry, quartz-effect worktops and appliances
- Two versatile double bedrooms (with the principal bedroom boasting a private en-suite)
- Main bathroom fitted with a modern white three-piece suite
- The benefit of a secure allocated parking space









Lounge / Dining Room
4.34 x 4.75 m
14'3" x 15'6"

Bedroom Two
4.32 x 2.50 m
14'2" x 8'2"

Bedroom One
6.19 x 2.96 m
20'3" x 9'8"

Hallway
1.23 x 6.29 m
4'0" x 20'7"

Kitchen
2.26 x 3.55 m
7'5" x 11'7"

Storage

Bathroom
2.24 x 2.50 m
7'4" x 8'2"

En Suite
1.69 x 2.85 m
5'6" x 9'4"

Hallway
3.51 x 1.14 m
11'6" x 3'9"



Approximate total area⁽¹⁾
84.2 m²
906 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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