



16 Hindle House, Traffic Street
Nottingham, Nottinghamshire, NG2 1NE

Offers in excess of
£240,000

2 Bedroom Apartment

- Leasehold
- Central Location Near Nottingham Train Station
- No Chain
- Modern Design With Ample Storage
- Main Bedroom Complimented By En-Suite
- Jack and Jill Style Bathroom
- Open Plan Living, Kitchen, Dining Area
- Modern Kitchen With Fitted Appliances Such As Dishwasher, Oven, Hob, Extractor Fan and Fridge/Freezer
- Close To Shops, Restaurants and Ameneties
- NCT Tram Links To Area's QMC, University Of Nottingham, Nottingham City Centre
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 16 Hindle House, Traffic Street, Nottingham, Nottinghamshire, NG2 1NE](#)



Overview

This modern 2-bedroom apartment is situated on the first floor in the heart of Nottingham city centre, just a short walk from the train station. Designed with contemporary living in mind, this apartment offers a stylish and convenient lifestyle.

The apartment features a spacious Lounge Kitchen Diner area with a modern Kitchen, complete with integrated appliances. The main Bedroom includes an En Suite Shower Room for added privacy and comfort. The second bedroom has access to a Jack and Jill style Bathroom, providing practicality and ease of use.

Additionally, the property offers ample storage space, ensuring all your belongings can be neatly organized. Ideal for professionals, this apartment is perfectly located near shops, restaurants, and public transport, making it a prime choice for city living.

Agents Note - The Term for which the Property is leased as stipulated in the Lease of Flat : 250 years from 1st January 2019 and the Current annual service charge is £1640.77.



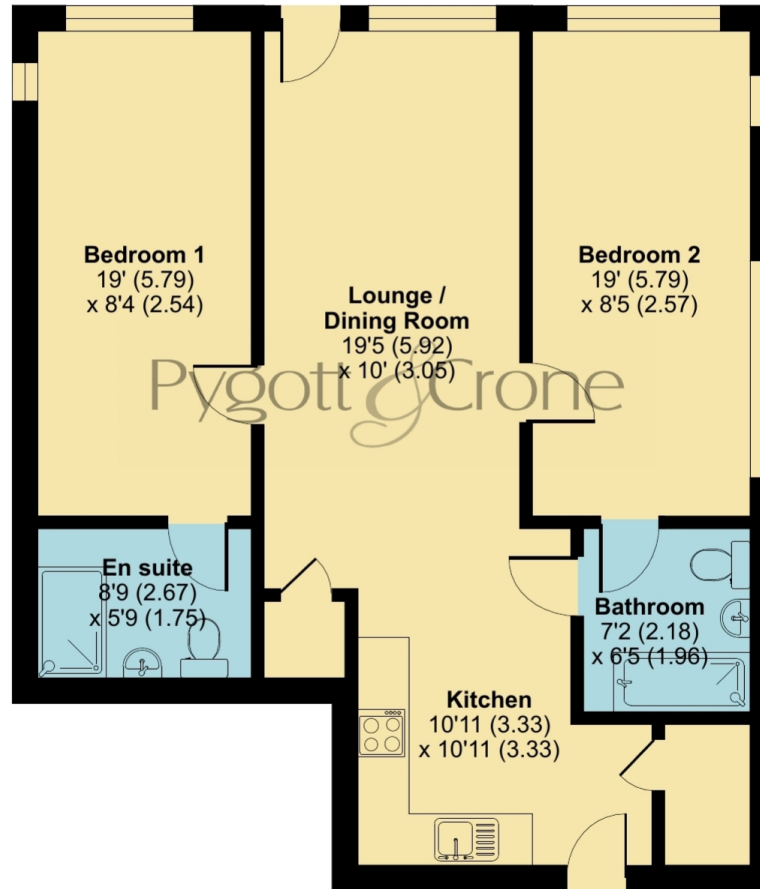




Traffic Street, Nottingham, NG2

Approximate Area = 817 sq ft / 75.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1150070



Location



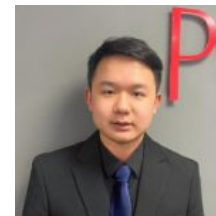
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is on the market with our Nottingham branch

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