



A superb 1200sqft three bedroom penthouse

Apartment 47, The Living Quarter, 2 St. Marys Gate, Nottingham

Leasehold

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5th Floor penthouse apartment • Three bedrooms, one en suite • Open plan kitchen living area • Wrap around balcony with city views • Set in the heart of Nottingham city centre • Three underground parking spaces

Location

The Living Quarter enjoys an enviable location, sat on the edge of the Lace Market, just 300m away from the city's commercial and retail centres as well as a wide variety of restaurants, bars and retail stores.

Nottingham train station is also just 300m from the apartment, offering rail services to London in 90 minutes.

Property

The Living Quarter is a desirable, exclusive development of just 10 apartments, located at the centre of Nottingham's historic Lace Market area and benefits a lift, concierge, well maintained communal areas and a secure underground, gated car park.

Apartment 47 is a spacious, well-appointed penthouse apartment exceeding 1,000 sq ft of living accommodation with a wraparound balcony offering far reaching views over the city and below into Lace Market Square.

Accommodation

The lift from the entrance lobby opens up directly to the door of apartment 47, leading through to an entrance hall, laid with engineered oak flooring and allows access to a store cupboard and the balcony. The video entry system and heating controls are also located within the entrance hall.

The principal bedroom suite to the east aspect enjoys a modern en suite shower room, fitted with a pedestal wash hand basin, a



low level WC and a walk in shower enclosure. There is a walk in wardrobe and a built in television within the bedroom area.

Bedroom two neighbours the principal bedroom, with a built in wardrobe and feature corner window. The third bedroom holds engineered oak flooring, a built in wardrobe and displays a double fronted aspect overlooking the balcony and beyond.

The three piece family bathroom suite is accessible off the entrance hall and is fitted with a pedestal wash hand basin, a low level WC, a heated towel rail and a fitted bath with shower over.

A spacious, open plan kitchen living area over looks Lace Market Square and offers a generous, contemporary living space. The kitchen is fitted with high gloss white base units, wood effect wall units and black granite work surfaces. Appliances within the kitchen are predominantly Neff branded and include a

fridge freezer, electric oven, electric hob with extractor above, a dish washer and a microwave with an integrated washing machine also included.

The lounge diner features engineered oak flooring, floor to ceiling glazing to the south aspect and a built in multimedia wall.

There are three underground, allocated parking spaces, accessible via the gated entrance from Fletcher Gate.

General Information

Tenure Leasehold

Services Mains electricity, drainage, water and electric heating, are understood to be connected to the property

Viewing Strictly by appointment with Savills.



The Living Quarter, Nottingham

Main House gross internal area = 1,059 sq ft / 98 sq m

Balcony external area = 665 sq ft / 62 sq m



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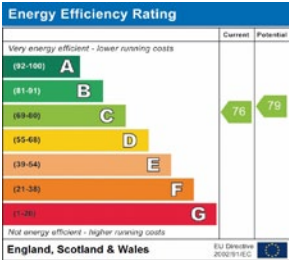
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