



# An impressive 2 bedroom penthouse apartment

The Penthouse, 26-30 Heathcoat Street, Nottingham

Leasehold





Two bedroom, two bathroom penthouse • Positioned on the 4th floor • Serviced with direct lift access • Two underground secure parking spaces • Large balcony with city views • Open plan living arrangement

### Location

The apartment is set on the 4th floor of the Zinc building within the Hockley area of Nottingham city centre which enjoys its independent shops, bars and restaurants, with the middle of the city centre just 300m away. Nottingham train station is also just 350m from the apartment, offering rail services to London in 90 minutes.

### Description

Positioned on the 4th floor of the Zinc building, this penthouse apartment enjoys far reaching city views to the east and west elevations and extends to 1660sqft with two double bedrooms, two bathrooms and a generous balcony off the living area.

Upon entry to the apartment there an entrance lobby with cloak and shoe storage, leading through to a stunning, dual aspect, open plan living kitchen with a vaulted ceiling, exposed oak beams and solid oak flooring. The open plan living space is made up of a sitting area with fitted display shelving, a dining area with two sets of bi-fold doors out to the balcony and a kitchen which incorporates a range of grey base units, glass fronted wall units and a central island

with breakfast bar seating and two wine coolers. Other appliances within the kitchen include a Siemens induction hob with extractor above, integrated microwave, Siemens electric oven / warming drawer, a Fisher and Paykel 2 drawer dishwasher and an American style fridge freezer.

The principal bedroom sits to the north aspect and enjoys a dual aspect view with a dressing room off. The dressing room is fitted with a range of wardrobes, drawers and a dressing table. The dressing room could become a third bedroom should a prospective buyer require additional bedroom accommodation. Adjoining the main bedroom is a bathroom suite, holding a bath with shower attachment, a low level WC, heated towel rail, a large shower enclosure and two wash hand basins.

The second double bedroom is positioned to the opposite end of the apartment and is partly open to the living area, featuring an en suite shower room with a dressing room / study off.







### Outside

The 6m x 2m balcony off the living area provides a pleasant seating area, taking advantage of the morning sun and offers impressive views over the east of the city.

The gated, underground car park is accessible off Heathcote Street where there are two allocated parking spaces for the penthouse, along with a motorcycle space and a useful storage cupboard, solely owned by this apartment.

### General Information

#### Tenure

Leasehold

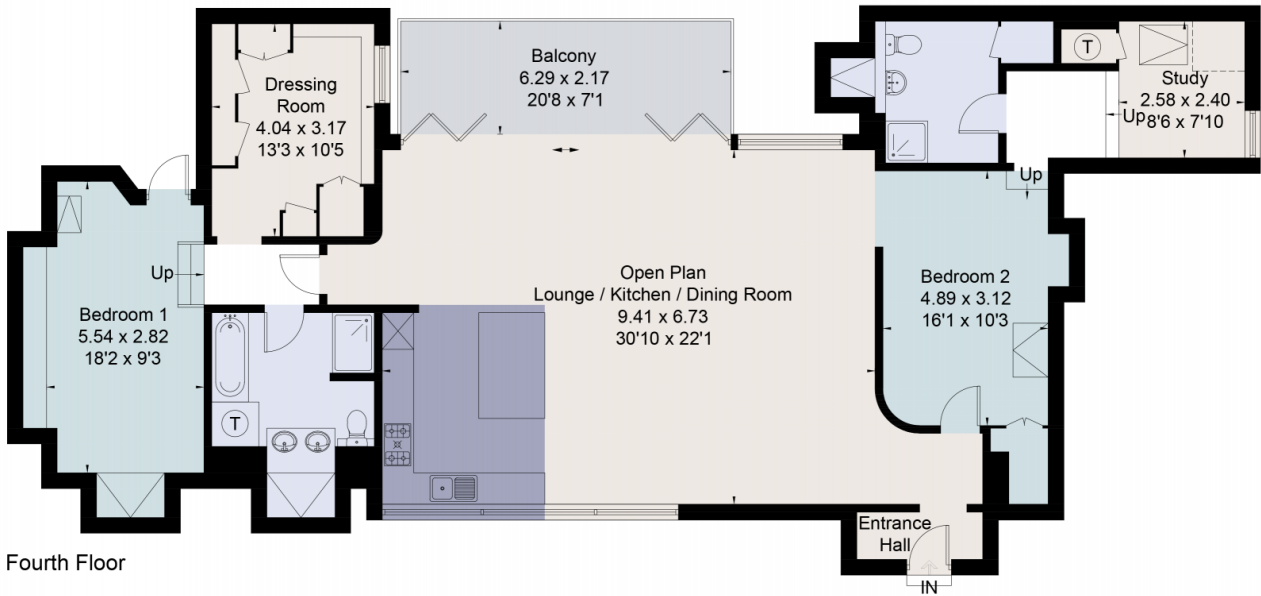
**Services** Mains electricity, electric heating, drainage and water are understood to be connected to the property.

**Energy Performance** A copy of the full Energy Performance Certificate is available upon request.

**Viewing** Strictly by appointment with Savills.

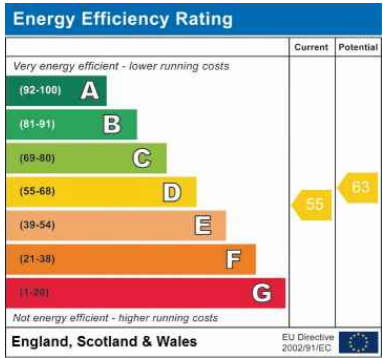


Approximate Area = 154.2 sq m / 1660 sq ft  
Including Limited Use Area = 0.9 sq m / 10 sq ft  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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