

1 Bed Flat In Charleston House Peel Street , Nottingham, NG1 4GN £149,500





## SHORT DESCRIPTION

Property Ref: 16675 A bright and characterful one-bedroom apartment offered with no onward chain, set within a well-maintained former hospital building, converted in the 1980's. High ceilings and a bright open living space with double-glazed windows create an impressive sense of space, while its peaceful position offers rare tranquillity just moments from the city centre. The open plan living and kitchen area enjoys superb natural light and stunning views across the Arboretum park. The kitchen is fitted with modern units, a gas hob, gas oven and integrated appliances. A useful utility or cloakroom provides valuable additional storage. The spacious double bedroom includes built-in wardrobes and a pleasant outlook. The bathroom features a standard bath with overhead shower, wash basin and WC. The property is in good condition with scope for light modernisation to suit personal taste. Residents benefit from a delightful communal roof terrace along with secure allocated parking accessed via an electric garage door. The estate itself is exceptionally well maintained, adding to the appeal. Perfectly positioned for city-centre living yet quietly tucked away, this apartment offers excellent access to transport links, green spaces and local amenities. Property Type: Flat Full selling price: £154950.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 957 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1556.33 Council tax band: A EPC rating: E Measurement: 559.723 sq.ft. Outside Space: Communal Garden Parking: Gated, Private, Residents Heating Type: Double Glazing, Gas Central Heating Chain Sale Possession of the property: Self-occupied... -----



**Bed Room(s)**



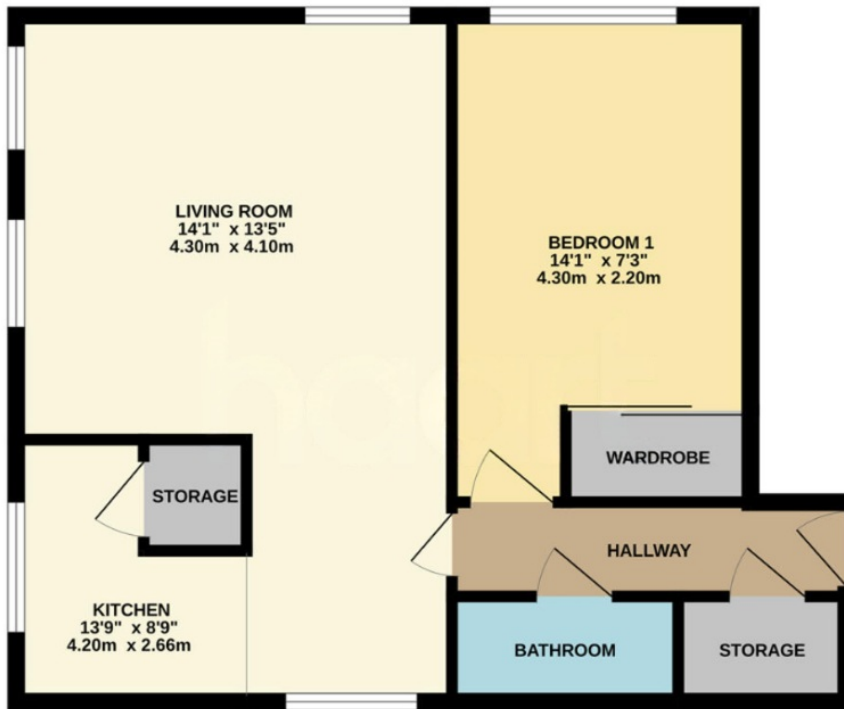
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

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 All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	52 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is E. It has the potential to be C.  
 See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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