

A bright, modern living room featuring a prominent brick wall with two large, multi-paned windows. The room is furnished with a purple sofa, a glass coffee table, and a television. A round clock and a tall mirror are mounted on the brick wall. Sunlight streams in through the windows, casting shadows on the wall.

**21 Stone Yard, NG1 1JL**

**£160000.00**



# A Summary

| Guide Price £160,000-£170,000 | No Chain | Third Floor Apartment | Excellent far-reaching views | Triple-Aspect Sash Windows | Grade II Listed | Prominent Lace Market Location | Lift Access | Investment/Owner Occupier Opportunity | Leasehold Property | Period Features | 360 Virtual Tour |

Stone Yard  
£160000.00

# Story of the house

Guide Price £160,000-£170,000. A spacious two bedroom apartment within the Grade II Listed Stone Yard development located in the popular Lace Market district of Nottingham City Centre.



## The Overview

This property presents an opportunity to reside in the oldest part of the city, the cultural heart of Nottingham. Here, beautiful architecture and streets steeped in the rich history of the lace industry await, well positioned for easy walking distance away from an abundance of restaurants, bars, retailers, and public transport links. Please note, due to the upgrading of the building having taken place over the past couple of years, the service charge has now been reduced to a monthly cost of £285.28. There is no ground rent payable.

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## The Stone Yard

Entering via secure metal gates from Plumtre Street to an enclosed courtyard there is access to stairs and a lift access to the third floor. The communal stairways and areas are maintained well and showcase the character of the original building.

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## The Entrance Hallway

The spacious entrance into the apartment features a secure door entry system and a large built-in cupboard housing the water tank but also providing some built-in storage. Wooden flooring flows through the entrance and into the open plan living space.

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## The Open Plan Living Area

A stunning feature of this property is this living space, a bright open-plan lounge come dining room with a partial partition separating the kitchen area, seamlessly blending modern comfort with industrial charm. The original wooden floor adds warmth and character to the space, and triple-aspect sash windows let in plenty of light and provide far-reaching views of iconic landmarks on three sides that also make this a fantastic space for relaxation, conversation, and the enjoyment of urban living at its finest.

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## The Kitchen

Separated by an elegant glass partition, this modern kitchen boasts generous worktop space and storage to work with on your culinary creations.

The brightly painted walls add a pop of colour, contrasting beautifully with the industrial aesthetic of the factory windows and exposed brickwork. Built-in Appliances blend into the contemporary design, offering both functionality and style.

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## The Bedroom 1

A generous-sized bedroom featuring one of the many factory-style windows in this apartment allows lots of daylight. Cream carpets and neutrally painted walls give this room a bright and spacious feeling.

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## The Bathroom

A good sized bathroom with enclosed bath with mosaic tiling surround, the rest of the room is painted and has tiled flooring. There is a shower over the bath, a WC , large heated towel rail, sink and storage shelf.

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## The Bedroom 2

Another well-proportioned double bedroom, this one not only features the lovely original windows providing far-reaching views but also a bare brick wall. This room also has cream carpets and neutrally painted walls.

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## The Utilities, Rights and Restrictions

| Total Floor Area: 71 Square Meters | Electric: Mains Supply | Water: Mains Supply | Heating: Electric Skirting Board Heating | Broadband: Ultrafast available in the area | Mobile Coverage: You are likely to have good coverage | Sewage: Mains Supply | Restrictions: Ask Agent | Tenure: Leasehold | Easements, servitudes or wayleaves : Ask Agent | Public rights of way: Ask Agent | Conservation area : Yes | Coal Mining reporting Area: Yes | Parking: No Parking with the property | Selective License Area: Yes | Grade II Listed | Flood risk: Not known | Flood defences: Not known |

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## The Disclaimer

These sales particulars have been prepared by Comfort Estates on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

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## The Viewings and EPC

Strictly by appointment with Comfort Estates. Energy Performance Certificate: To inspect the full EPC for this property please contact our office on 0115 9338997. The graphs attached show the property's energy efficiency and environmental impact rating. Comfort Estates 47 Derby Road, NG1 5AW  
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Opening hours: **Mon-Sat 9:00-17:00**, *Sun By Appointment*