



**47a Repton Road, Nottingham, NG6 9GE**  
**Offers Over £100,000**



This development is a great conversion opportunity with full planning approved and building regulations applied for. Transformation from a joinery workshop to two one bed apartments with open plan kitchen / lounge, bathroom.

Planning application 22/01218/PACPD





## Description

This small development has been granted planning permission for two one bedroom apartments.

Planning application 22/01218/PACPD

## Plans

The plans are drawn for a front facing kitchen, lounge to the middle of the development and then bathroom and bedroom to the rear with two entrance doors to each property.

| Energy Efficiency Rating  |         |   |
|---|---------|---|
|   | Current | Potential   |
| <i>Very energy efficient - lower running costs</i>                    |         |   |
| (92 plus) <b>A</b>  |         |   |
| (81-91) <b>B</b>  |         |   |
| (69-80) <b>C</b>  |         |   |
| (55-68) <b>D</b>  |         |   |
| (39-54) <b>E</b>  |         |   |
| (21-38) <b>F</b>  |         |   |
| (1-20) <b>G</b>   |         |   |
| <i>Not energy efficient - higher running costs</i>                    |         |   |
| <b>England &amp; Wales</b>  |         | EU Directive 2002/91/EC  |
| Environmental Impact (CO <sub>2</sub> ) Rating                        |         |   |
|   | Current | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |         |   |
| (92 plus) <b>A</b>  |         |   |
| (81-91) <b>B</b>  |         |   |
| (69-80) <b>C</b>  |         |   |
| (55-68) <b>D</b>  |         |   |
| (39-54) <b>E</b>  |         |   |
| (21-38) <b>F</b>  |         |   |
| (1-20) <b>G</b>   |         |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |   |
| <b>England &amp; Wales</b>  |         | EU Directive 2002/91/EC  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.