



32, Block 1, The Hicking Building Queens Road, Nottingham, NG2 3BX

Asking Price £125,000

- Two Bedroom First Floor Apartment
- Two Double Bedrooms
- Popular Development
- No Upward Chain
- Large Open Lounge/Kitchen/Diner
- En-Suite Shower Room
- Underground Parking Space

Block 1, The Hicking Building Queens Road, Nottingham NG2 3BX

Modern First Floor Two Bedroom Apartment. Spacious Open Plan Lounge/Kitchen/Diner. Two Double Bedrooms. Ensuite. Family Bathroom. Allocated Parking Space. No Upward Chain.



Council Tax Band: C



Entrance Hall

Laminate. Doors to all rooms. Two cupboards.

OPEN PLAN LOUNGE/KITCHEN/DINER

Laminate wood effect flooring. Three windows overlooking inner courtyard. Opens into Kitchen Area.

KITCHEN

Tiled flooring. A range of base and wall units. Plumbing for a washing machine. Spotlights to the ceiling.

MASTER BEDROOM

Laminate wood effect flooring. Two windows overlooking the inner courtyard. Built in wardrobes.

ENSUITE

Built in shower cubicle with main water shower. Wall hung sink unit. Hidden cistern toilet. Chrome towel radiator. Tiled flooring. Extractor and spotlights.

BEDROOM TWO

Laminate wood effect flooring. Window overlooking the inner courtyard. Built in wardrobe.

BATHROOM

Tiled flooring. Panelled bath with mixer shower. Hidden cistern toilet. Sink unit. Spotlights extractor.

PARKING

There is one underground parking space.

TENURE

SERVICE CHARGE £2,167.62, GROUND RENT £0. (BOTH PER ANNUM) LEASE TERM REMAINING 105 YEARS - ALL FIGURES SUBJECT TO FURTHER CONFIRMATION THROUGHOUT THE SALE PROCESS.



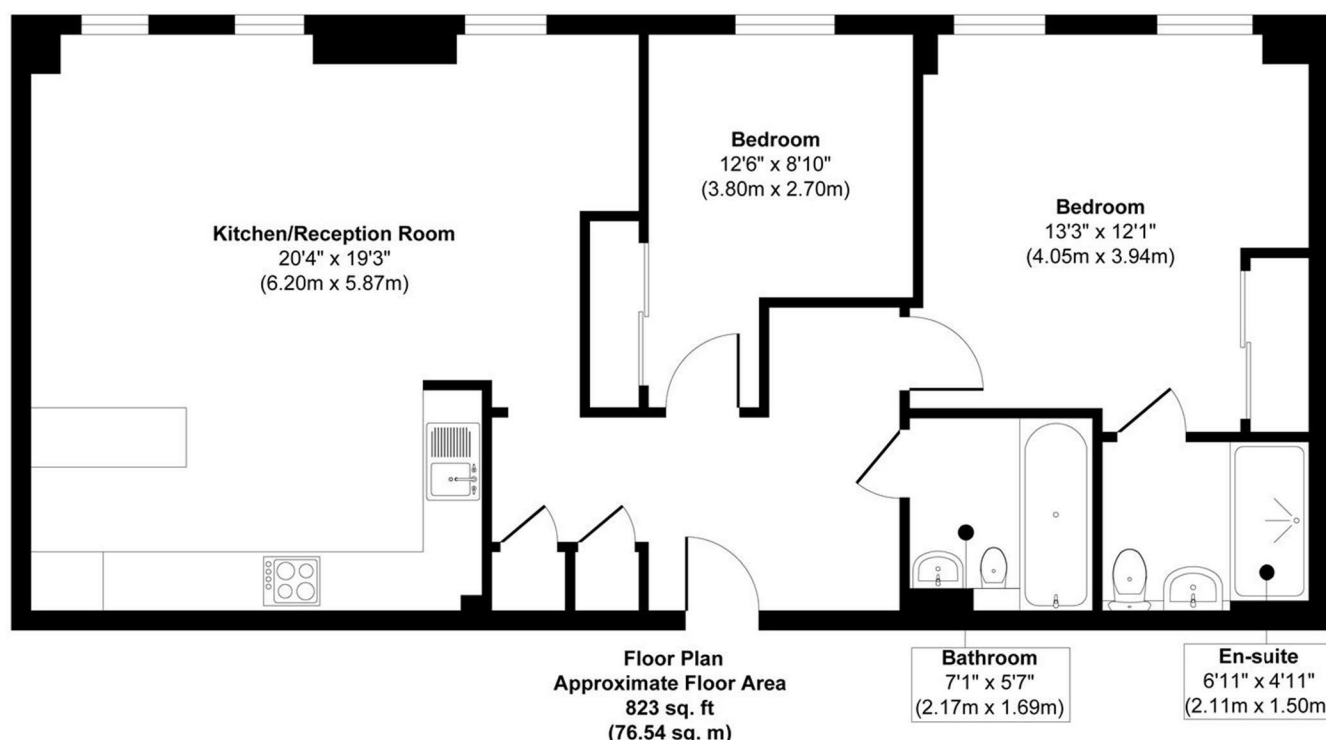
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 823 sq. ft / 74.54 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.