

# HoldenCopley

PREPARE TO BE MOVED

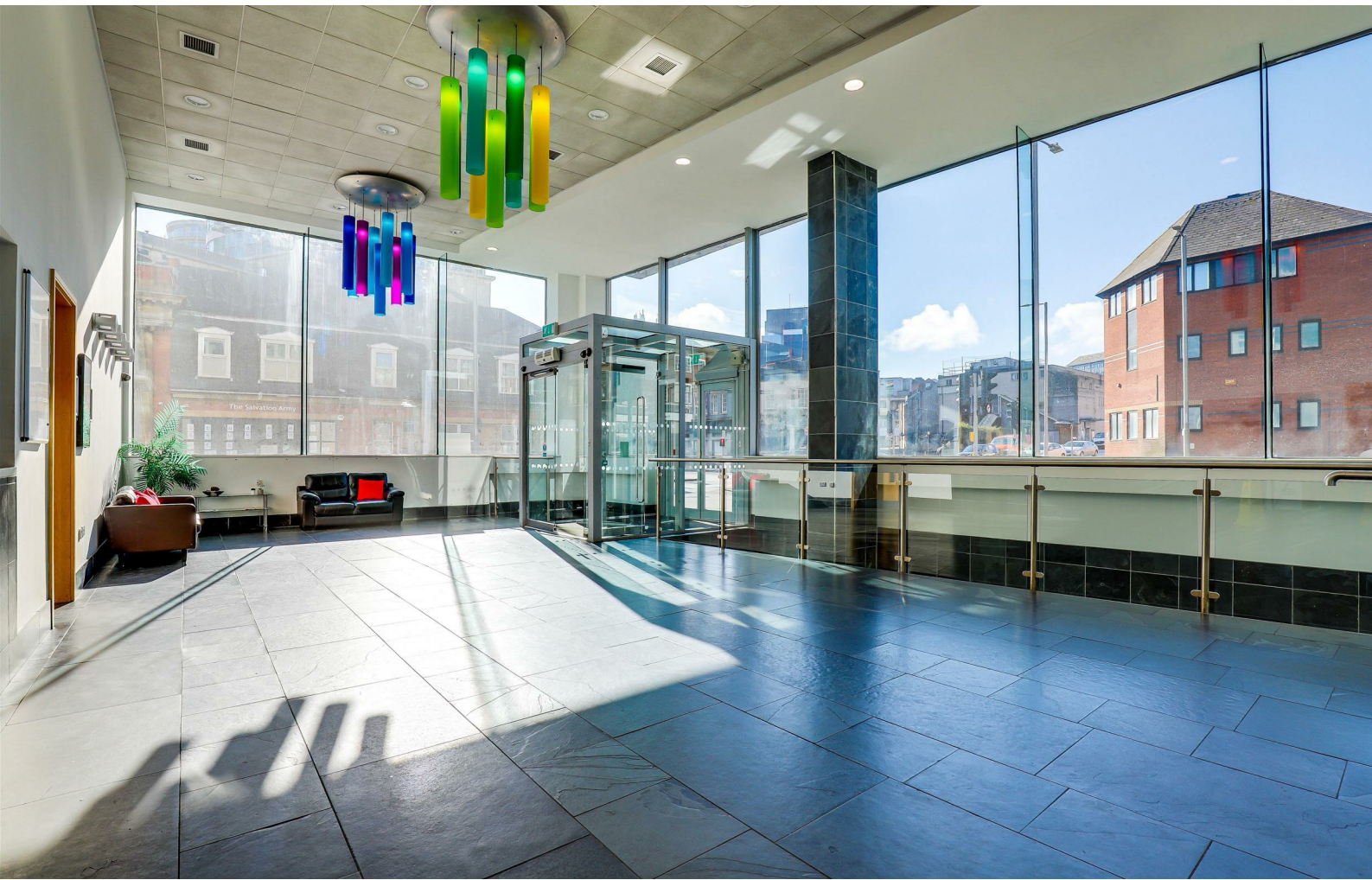
Litmus Building, Nottingham, NG1 3NZ

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£975 PCM



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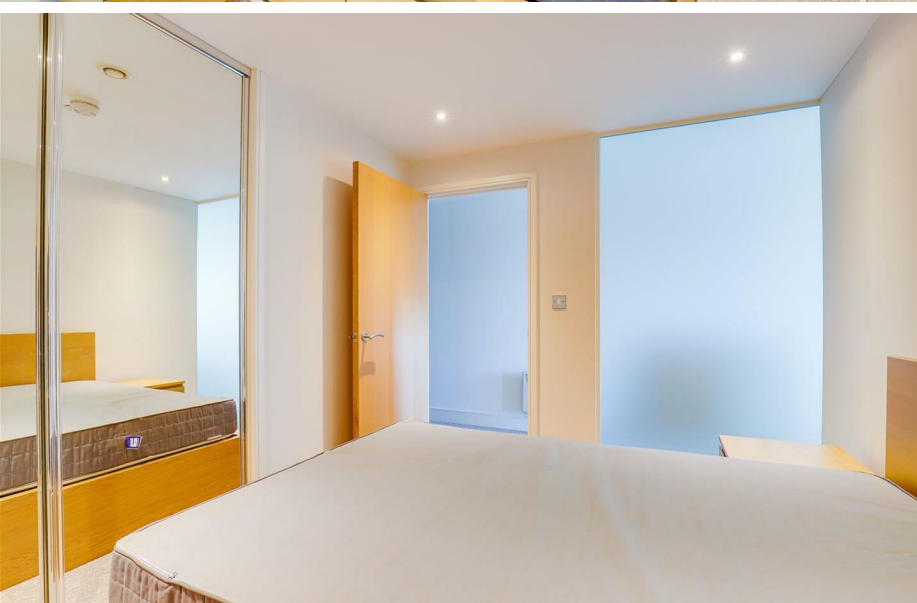
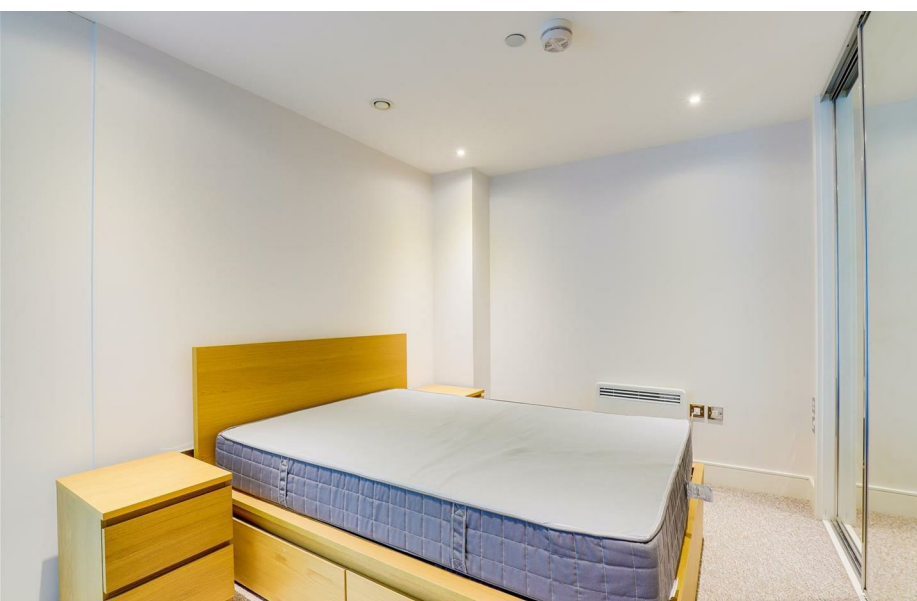
## APARTMENT LIVING...

This beautifully presented one-bedroom apartment located on the 10th floor offers modern and spacious accommodation ideal for couples or working professionals seeking a convenient lifestyle in Nottingham City Centre. The apartment features lift access and ample in-built storage throughout. Situated in the heart of Nottingham, residents enjoy easy access to a variety of shops, eateries, and key amenities. Nottingham Train Station and Nottingham Trent University are within walking distance, enhancing the apartment's appeal for those seeking convenience and accessibility. Internally, the property features an inviting entrance hall leading to an open plan living kitchen area with integrated appliances, perfect for relaxation and enjoying picturesque city views. The apartment comprises one double bedroom with built-in wardrobes, serviced by a modern three-piece bathroom suite. The property is offered part-furnished and is available for immediate occupancy. Residents have access to a private resident-only pool and a multi-functional gym, included within the rent, adding to the appeal of the apartment. Outside, there is a secure car park with an allocated parking space, providing off-street parking for residents. Overall, this apartment offers a desirable combination of modern living, convenience, and amenities, making it an excellent choice for those seeking a comfortable urban lifestyle in Nottingham.

AVAILABLE NOW!







- Tenth Floor Apartment
- One Bedroom
- Open Plan Kitchen/Living Area
- Modern Three Piece Bathroom Suite
- Lift Access
- Ample In-Built Storage Throughout
- Allocated Parking Space Providing Off Street Parking
- Access To Pool & Gym Facilities
- Popular Location
- 360 Virtual Tour











## ACCOMMODATION

### Entrance Hall

18'10" x 7'3" (5.75m x 2.21m)

The entrance hall has carpeted flooring, wall mounted intercom, recessed ceiling spotlights, smoke alarm, in-built storage cupboard, wall mounted electric heater and a single door providing access into the accommodation

### Kitchen/Living Room

16'2" x 14'5" (4.93m x 4.41m)

The kitchen area has tile effect flooring, partially tiled walls, recessed ceiling spotlights, a range of wall and base units with fitted worksurfaces, stainless steel sink with a drainer and mixer taps, freestanding dishwasher, integrated oven with electric hobs and over hood extractor fan, fridge/freezer and an integrated dishwasher

The living area has carpeted flooring, recessed ceiling spotlights, sofa, coffee table, side table, mirror a range of UPVC double glazed windows to the front elevation and two single UPVC doors

### Bedroom

8'4" x 10'6" (2.56m x 3.21m)

The bedroom has carpeted flooring, recessed ceiling spotlights, smoke alarm, in-built wardrobe, wall mounted electric heater, double bed with mattress and two bedside tables

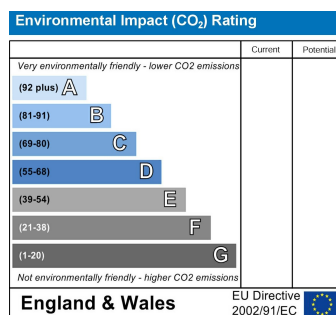
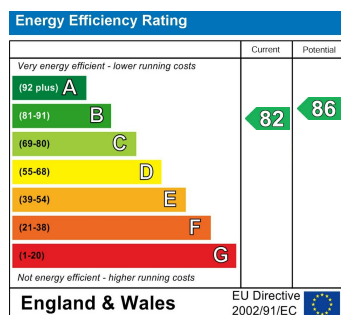
### Bathroom

6'7" x 6'4" (2.01m x 1.94m)

The bathroom has tiled flooring, fully tiled walls, recessed ceiling spotlights, vanity washbasin with mixer taps, shaving point, wall mounted chrome towel rail, low level dual flush WC, double shower enclosure with a wall mounted mains-fed waterfall shower and a shower over with an extractor fan

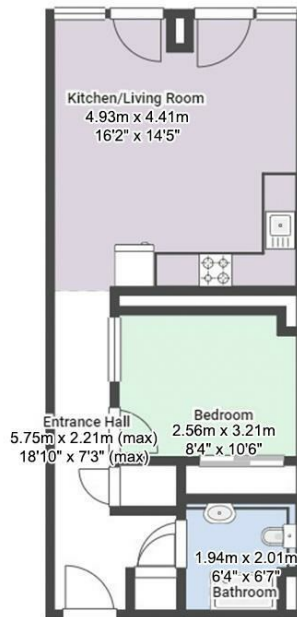
## OUTSIDE

Outside is a secure car park with an allocated parking space providing off street parking for one car



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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