



**Marco Island, Huntingdon Street, NG1 1AW**  
£150,000 Leasehold



# Marco Island, Huntingdon Street

1 Bedroom, 1 Bathroom

- 11th Floor One Bedroom Penthouse
- Accessed Via Penthouse Only Lift
- Vast Private Terrace Over 350 sq ft
- City Skyline Views
- No Onward Chain
- Allocated Parking Space
- 24/7 Onsite Concierge Service

Situated on the 11th floor and accessed via a key access, penthouse only lift stands this stunning one bedroom penthouse apartment. Boasting over 800 square feet of internal and external living there is an impressive private terrace standing over 350 square feet alone and has one of the most spectacular views both across the City skyline and suburbs. Offering a high quality finish the penthouse briefly comprises of a hallway, open plan living/kitchen/dining space, master bedroom with fitted wardrobes and a spacious bathroom. The property benefits from an allocated parking space and there is a 24 hour onsite concierge service. Suiting a wide range of buyers including both those looking to live in or for a buy to let investment, early viewing is strongly recommended.



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 57   D  | 57   D    |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

**HALLWAY** With wood effect flooring, intercom system and fitted ceiling spotlight.

**OPEN PLAN LIVING/KITCHEN/DINING 20' 7" x 14' 7" (6.27m x 4.44m)** The bright, open plan space offers a fitted kitchen with a range of high and low level units with a rolled edge worktop over with upstand incorporating a stainless steel sink and drainer, integrated electric oven, hob and extractor over, integrated fridge, freezer, washer/dryer and dishwasher, airing cupboard and fitted ceiling spotlights. The living area has wood effect flooring, double glazed French Doors leading to the terrace a range of double glazed windows, a wall mounted electric panel heater and fitted ceiling spotlights.

**MASTER BEDROOM 14' 3" x 11' 10" (4.34m x 3.61m)** The light and bright bedroom has a range of double glazed windows, fitted carpet, fitted wardrobe with sliding mirrored doors, wall mounted electric panel heater, ceiling light, fitted ceiling spotlights and Jack & Jill access to the bathroom.

**BATHROOM** With a fitted suite comprising of a panelled bath with chrome mixer taps and mains fitted mixer bar shower over with rise and twin shower heads, low flush w.c., half pedestal wash hand basin, full ceramic floor and wall tiling, chrome heated towel rail and fitted ceiling spotlights.

**PRIVATE TERRACE** The property a vast, private terrace which spans the width of the apartment and has spectacular views across the City Centre skyline and also to the suburbs beyond. The terrace is undergoing some remedial work currently but will feature fully raised decking and glass balustrade.

**PARKING** The apartment benefits from an allocated parking space.

**LEASE INFORMATION** Remaining Lease Length: 131 Years

Ground Rent: £334 per annum

Estimated Service Charge: Approximately £1,800 per

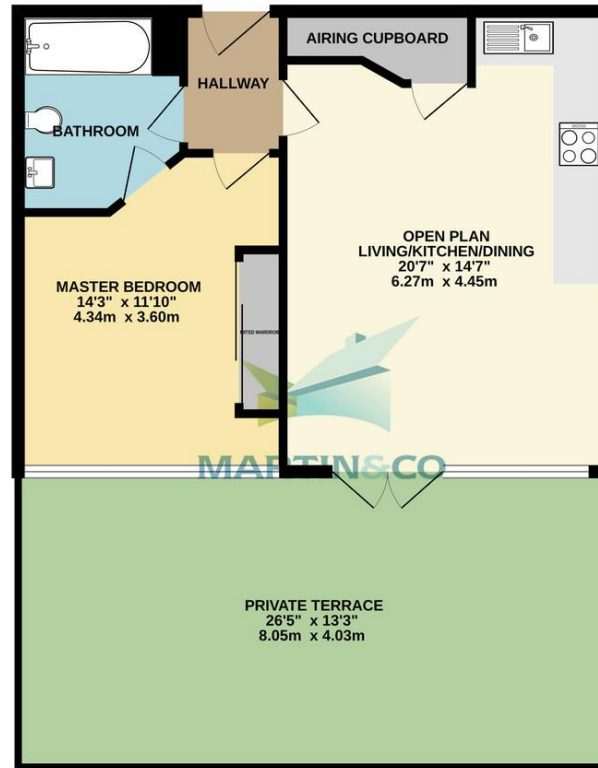
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ELEVENTH FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

