



**The Hicking Building, Queens Road, Nottingham, NG2 3BX**  
Offers In Region Of £195,000 Leasehold

  
**MARTIN&CO**

# The Hicking Building, Queens Road

2 Bedrooms, 2 Bathroom

Offers In Region Of £195,000

- Two Bedroom Penthouse Apartment
- Large, Private Terrace
- Fantastic Views
- EWS1 Compliant
- No Onward Chain
- Gated Parking Space
- Close To Train Station & City Centre

Stunning, two bedroom penthouse apartment boasting a large private terrace with sweeping City Centre views. Situated in this sought after development affording easy access to Nottingham Train Station and the array of amenities the City Centre has to offer the accommodation briefly comprises of an entrance hall, open plan living/dining/kitchen, two double bedrooms (master with en-suite shower room) and a bathroom. The property has floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

to ceiling windows ensuring a light and bright feel throughout and there is a gated, allocated parking space. Being offered with no onward chain, early viewing is strongly recommended.

**HALLWAY** With a fitted carpet, wall mounted electric heater, airing cupboard, storage cupboard and fitted ceiling spotlights.

**OPEN PLAN LIVING/DINING/KITCHEN 19' 6" x 17' 7" (5.94m x 5.36m)** This bright and spacious open plan room is pinnacle of City Centre living with floor to ceiling double glazed windows the living area has wood effect laminate flooring, two wall mounted electric panel heaters and three wall lights. The fitted kitchen has a range of high and low level fitted units with a worktop over with upstand and incorporating a one and half bowl stainless steel sink and drainer, integrated electric oven, hob and extractor hood over, fridge, freezer, washing machine and dishwasher, ceramic tiled flooring and fitted ceiling spotlights.

**MASTER BEDROOM 14' 6" x 9' 6" (4.42m x 2.9m)** With a fitted carpet, double glazed window, wall mounted electric heater, fitted wardrobes with sliding mirrored doors and two wall lights.

**EN-SUITE** With a double wide shower enclosure with a mains fed mixer bar shower, low flush w.c., half pedestal wash hand basin, ceramic floor and part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

**BEDROOM TWO 12' 10" x 9' 3" (3.91m x 2.82m)** With a fitted carpet, double glazed window, wall mounted electric heater and two wall lights.

**BATHROOM** With a fitted bath with chrome mixer tap and shower riser over, low flush w.c., half pedestal wash hand basin, ceramic floor and part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

**EXTERNAL** The property enjoys a large private terrace

perfect for entertaining and al fresco dining with sweeping views across the City. There is also a gated, allocated parking space.









## Martin & Co Nottingham

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ  
T: 0115 8533230 • E: [nottingham@martinco.com](mailto:nottingham@martinco.com)

**0115 8533230**

<http://www.martinco.com>



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