

FOR SALE



Nottingham One, Canal Street, Nottingham
Offers In Region Of £130,000


MARTIN&CO



Nottingham One, Canal Street

1 Bedroom, 1 Bathroom

Offers In Region Of £130,000

- Smartly Presented One Bedroom Apartment
- Private Balcony With Canal Views
- Underground, Allocated Parking Space
- Neutral & Modern Interior Throughout
- Sought After Development
- Council Tax Band B

****EWS1 APPROVED**** Spectacular, canal facing one bedroom apartment with a private balcony situated in this sought after development in close proximity to the train station. Offering a modern and neutral interior, allocated underground parking space and being sold with no onward chain the property makes for an ideal first time purchase or investment opportunity. Early viewing is strongly recommended.

ENTRANCE HALL Accessed via an external door, with a range of fitted cupboard including one housing the washing machine, fitted carpet, ceiling light and access to the inner landing.

INNER LANDING With fitted carpet, ceiling light, access to the bedroom, bathroom and opening out into the living area.

LIVING/DINING AREA 16' 0" x 11' 2" (4.88m x 3.4m)
With a double glazed window and access to the



private balcony with fitted carpet, TV aerial & phone points, wall mounted radiator, ceiling light and open to the kitchen area.

KITCHEN 8' x 7' 10" (2.44m x 2.39m) With a range of fitted wall and base units with a rolled edge worktop over with upstand, incorporating a stainless steel sink and drainer, integrated electric oven, hob and extractor over, under counter fridge and freezer, vinyl floor covering, fitted ceiling spotlights.

BEDROOM 11' x 9' 2" (3.35m x 2.79m) With a double glazed window and access to the private balcony, fitted carpet, TV aerial & phone points, wall mounted radiator and ceiling light.

BATHROOM Comprising of a bath with mixer taps and shower over, low flush w.c, pedestal wash hand basin, heated towel rail, vinyl floor covering, part ceramic wall tiling and ceiling light.

EXTERNAL The property offers a private, south facing

balcony boasting canal views and an underground, allocated car parking space.

LEASEHOLD INFORMATION Estimated Annual Service Charge £
Annual Ground rent £250.00
Number Of Years Remaining On Lease:





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