



914 The Litmus Building, Huntingdon Street, Nottingham, Offers In The Region Of £115,000

- Investment
- Large Walk Out Balcony
- On Site Gym
- Tenants in Situ
- One Double Bedroom
- Secure Building Entrance
- Sauna
- Open Plan Lounge
- Swimming Pool
- EPC-B

914 The Litmus Building, Nottingham NG1 3NY

****Ready Made Investment****

Tassi Sales and Lettings are delighted to offer to the market this One bed apartment occupying a ninth-floor position with impressive views over the City, this modern apartment includes an entrance hallway, fitted bathroom, bedroom, and an open plan kitchen and living area with integrated appliances and doors opening onto a private paved balcony.

The apartment enjoys the use of one allocated parking space, as well as an on-site indoor swimming pool, jacuzzi area and gymnasium. The Litmus Building also boasts a 24-hour concierge.

Located in the heart of Nottingham, the property is close to a wealth of shops, bars and restaurants as well as the Motorpoint Arena.



Council Tax Band: B



Communal Entrance Hall

With a lift and stairs providing access to all floors.

Private Accommodation

Giving access to:-

Entrance Door -

Opening to the:-

Entrance Hall

Telephone entry system, ceiling spotlights, airing cupboard housing the hot water cylinder, laundry cupboard (with space and plumbing for a washing machine, shelving, ceiling light point), open access into the kitchen / living area, and doors giving access to the bedroom and the:-

Lounge/Kitchen

KITCHEN AREA:- Fitted with a range of wall and base units, roll edge work surfaces, inset stainless steel sink unit with mixer tap, integrated appliances including a fridge/freezer, a single AEG oven, and a built-in AEG electric hob with an extractor fan over.

LIVING AREA:- Television and telephone points, ceiling spot lights, electric storage heaters, full length UPVC double glazed windows, and double doors leading out to the paved balcony.

Bedroom One -

Ceiling spotlights, built-in wardrobe, electric storage heater

Bathroom

Fitted with a three piece suite comprising a bath with shower attachment and glazed screen over, a wash hand basin with mixer tap, and a low level w/c. Chrome heated towel rail, laminate flooring, ceiling spotlights,

Balcony

Spanning the width of the apartment, the balcony is paved, bordered with glass panelling, and has an open view toward the city.

Outside

The property has one allocated car parking space on site.

Tenants

The property will be sold with tenants in situ . For more information please contact Tassi Lettings.

Leasehold

We have been informed by the current owners that the apartment was granted a 999 year lease upon completion of the development in 2003. For further information on ground rent and service charges, please contact Tassi Sales and Lettings

The vendor has also advised that there is an annual Ground Rent of £250.00 and Maintenance Charge of £1713.96.

Photos

Please note the photos are pre-tenancy

Council Tax Band

Council Tax Band D. Nottingham City Council.

Amount Payable 2022/2023 £2,294.14,

Tassi Sales & Lettings Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors , Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Money Laundering

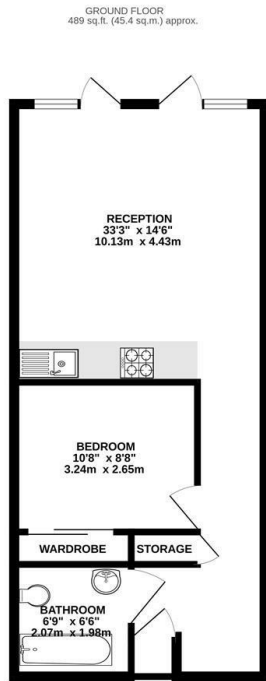
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

Disclaimer

Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.
Made with letmapr 12/22



Directions

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	88
(69-80) C		
(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	