



Guide price £150,000

Apartment

Bedrooms: 2

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £150,000 - £160,000. WALTON & ALLEN are delighted to offer this LIGHT & AIRY TWO BEDROOM APARTMENT in the sought after HICKING BUILDING DEVELOPMENT. Located on the CORNER of the SECOND FLOOR the property is DUAL ASPECT. It has has accommodation briefly comprising OPEN PLAN KITCHEN/LIVING/DINDING ROOM, TWO DOUBLE BEDROOMS and BATHROOM. The property also benefits from SECURE ALLOCATED PARKING, LIFT ACCESS and is also located a short walk from NOTTINGHAM CITY CENTRE and NOTTINGHAM TRAIN STATION - Call to view!

Hallway

Door to communal hallway, two fitted storage cupboards.

Kitchen/Living/Dining Room

21'5" x 16'4"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap. Fitted oven with hob and extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Two double glazed windows, two electric heaters.

Bedroom 1

12'11" x 8'7"

Fitted wardrobes with sliding mirrored doors. Double glazed window, electric heater.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC. Tiling to walls, heated towel rail.

Bedroom 2

11'4" x 9'2"

Double glazed windows, electric heater.

General

The property also benefits from secure allocated parking, lift access and fob entry system. The property is currently let for £750pcm.

Lease details

Lease: 125 years from 2004

Ground Rent: £180 per annum approx.

Service charge: £2100 per annum approx.

Council Tax Band

Council Tax Band C

Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at

<http://geoserver.nottinghamcity.gov.uk/myproperty/>

Free Mortgage Advice

Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

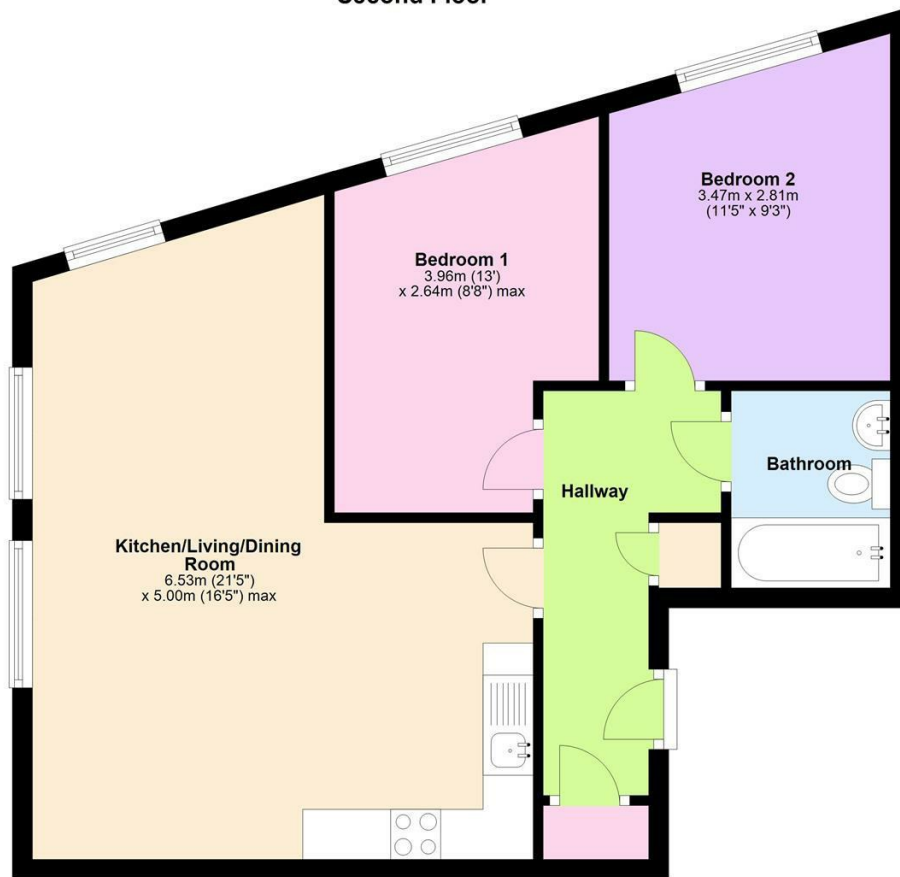
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Second Floor



Can you **save money on your mortgage?**

Potentially save thousands by visiting
<http://bit.ly/waltonallenmortgages>

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!