



**Guide price £160,000**

**Apartment**

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold

GUIDE PRICE £160,000 - £170,000. WALTON & ALLEN are delighted to offer this TWO DOUBLE BEDROOM APARTMENT in the sought after HICKING BUILDING DEVELOPMENT. The property has accommodation briefly comprising HALLWAY, OPEN PLAN LIVINGROOM with KITCHEN area, and space for LOUNGE and DINING ROOM, TWO DOUBLE BEDROOMS, EN SUITE SHOWER ROOM and SEPARATE BATHROOM. The property benefits from a SECURE ALLOCATED PARKING SPACE in the underground car park. Located next to NOTTINGHAM TRAIN STATION the property is also a short walk from NOTTINGHAM CITY CENTRE has superb access to the NOTTINGHAM EXPRESS TRAM LINE to all of NOTTINGHAM'S UNIVERSITIES and the QMC Hospital. Benefitting from FOB ENTRY SYSTEM, LIFT ACCESS and on site CARETAKER. Currently let for £995PCM this would make an IDEAL INVESTMENT. Call now to view!

#### Hallway

Door to communal hallway, storage cupboard and boiler cupboard.

#### Living Room

Double glazed window, open plan to:

#### Kitchen Area

Fitted with a matching range of wall and base units with work surfaces over. Integrated appliances include, electric oven with hob and extractor over, dishwasher, washing machine and fridge/freezer.

#### Bedroom One

Two double glazed windows, fitted wardrobe with mirrored sliding doors. Electric heater.

#### En Suite Shower Room

Fitted with three piece suite comprising walk in shower, wash basin and W.C. Heated towel rail, tiling to walls.

#### Bedroom Two

Double glazed window, electric heater.

#### Bathroom

Fitted with three piece suite comprising bath with shower over, wash basin and W.C. Heated towel rail, tiling to walls.

#### General

The property benefits from secure allocated parking in the underground car park and on site caretaker. The building also has a fob entry system.

#### Lease Detail

Lease: 125 years from 2004

Ground Rent: Previously £180 per annum. TBC

Service Charge: Previously £2113.58 per annum. TBC

#### Council Tax Band

Council Tax Band: Nottingham City Band C

#### 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.

#### Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

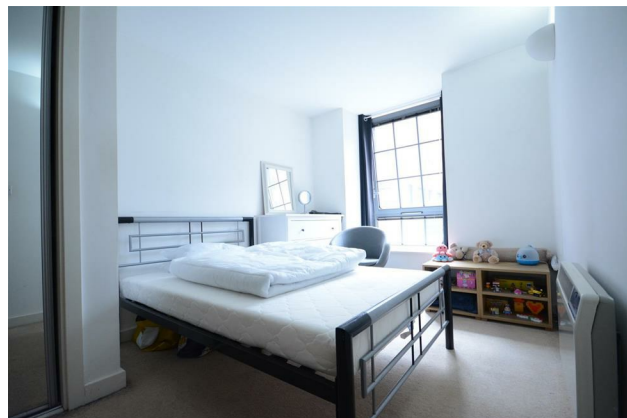
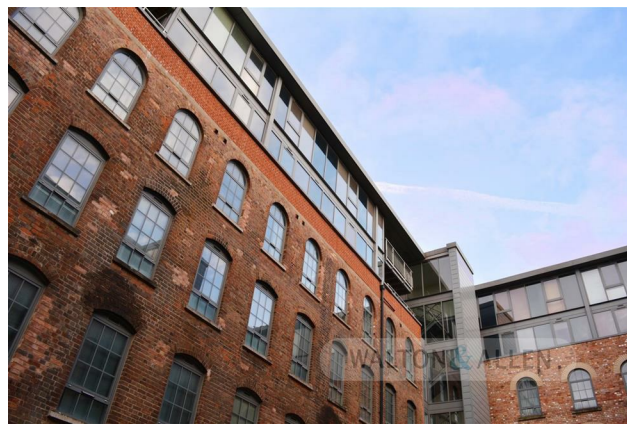
#### Free Mortgage Advice

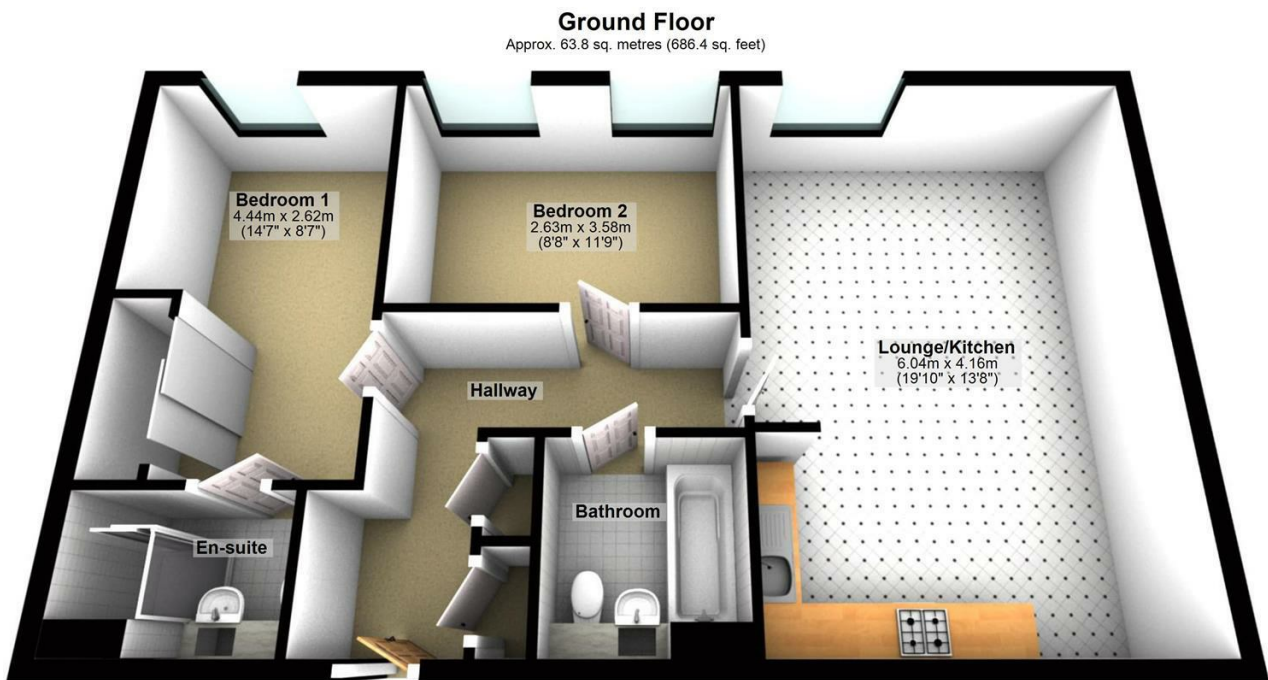
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

\*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. \*

#### Disclaimer

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Total area: approx. 63.8 sq. metres (686.4 sq. feet)

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) <b>A</b>		86
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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