



**Guide price £170,000**

**Apartment**

**Bedrooms: 2**

**Bathrooms: 2**

**Tenure: Leasehold**

GUIDE PRICE £170,000 - £180,000. WALTON & ALLEN are delighted to offer this TWO DOUBLE BEDROOM, DUPLEX APARTMENT in the sought after HICKING BUILDING DEVELOPMENT. The property has accommodation over two floors comprising; HALLWAY, CLOAKROOM W.C. LARGE LIVINGROOM with space for DINING AREA, KITCHEN with INTEGRATED APPLIANCES, BALCONY to LIVING ROOM. UPSTAIRS LANDING, 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 £1250PCM this would make an IDEAL INVESTMENT. Call now to view!

#### Entrance Hall

Entrance door to Communal Hallway, stairs to upper floor, understairs store.

#### Cloakroom/W.C.

Fitted with a cloakroom suite comprising wash basin and W.C.

#### Lounge/Dining Room

12'0" x 15'2"

Large open plan Lounge/Diner opening to Kitchen area, door to Balcony.

#### Balcony

3'5" x 12'0"

Over looking the central courtyard.

#### Kitchen

Fitted with a matching range of wall and base units with work surfaces over, Integrated appliances include, Electric oven with hob and extractor fan over, Fridge/Freezer, Washer/Dryer and Dishwasher.

#### Landing

Storage cupboard.

#### Bedroom 1

12'0" x 13'6"

Fitted wardrobes, door to balcony.

#### Balcony

3'5" x 13'8"

Over looking the central courtyard.

#### En-suite

Fitted with a suite comprising; Shower cubicle, wash basin and W.C.

#### Bedroom 2

8'3" x 13'8"

Double bedroom.

#### Bathroom

Fitted with a three piece suite comprising; Bath with shower over, wash basin and W.C.

#### The Hicking Building

The property benefits from secure allocated parking in the underground car park and on site caretaker. Lifts and stairs to all floors, and fob entry system.

#### Investment Opportunity

This would make a great investment. Currently let at £1250 pcm representing a gross yield in excess of 8.8%.

#### Lease Details

Lease: 125 years from 2004

Ground Rent: £180 per annum

Service Charge: £2113.58 per annum

#### Council Tax Band

Nottingham City Council. Council Tax 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.

#### Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

#### 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. \*

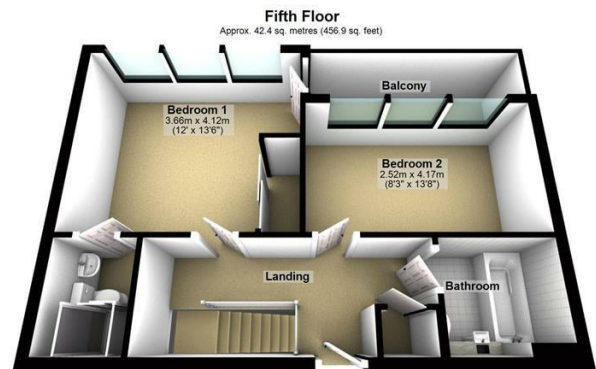
#### Selective Licensing

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

#### Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Total area: approx. 85.6 sq. metres (921.0 sq. feet)

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

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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!