



Flat 54, Block 4, The Hicking Building,  
Nottingham, NG2 3BE

# Flat 54, Block 4, The Hicking Building, Nottingham, NG2 3BE

\*\*\*GUIDE PRICE £150,000 - £160,000\*\*\*

Occupying a fifth floor position in the Hicking Building, this apartment provides accommodation including: an entrance hall, an open plan kitchen/living room with a range of appliances and floor to ceiling windows, two bedrooms (both with floor to ceiling windows, and one with an en-suite shower room), and a fitted bathroom.

Benefiting from a security intercom entry system, UPVC double glazing, and electric heating, the property also has one allocated car parking space on site.

The popular Hicking Building is within easy reach of a wealth of facilities in Nottingham city centre, and Nottingham train station, as well as amenities to the south of the city.

Currently let, the property will make an ideal investment purchase.

Guide Price £150,000





### **ACCOMMODATION**

The apartment is situated on the fifth floor, where the hallway offers views over Nottingham city.

The private entrance door opens to the entrance hall. The entrance hall has an intercom entry unit, two storage cupboards (one of which house the boiler), and doors into the open plan kitchen/living room, two bedrooms, and the bathroom.

The open plan kitchen/living room has a range of wall and base units with roll edge work surfaces, a one and a half bowl stainless steel sink and drainer unit, space and plumbing for a washing machine, built in appliances including a dishwasher, a fridge, and a freezer, plus an integrated oven, and an electric hob with an extractor hood over. There is tiled flooring to the kitchen area, spot lights, and open access to the living room area, which has floor to ceiling windows, and wall light points.

Both bedrooms have floor to ceiling windows, ceiling light points, and electric storage heaters. Bedroom one has a door into an en-suite shower room, which is fitted with a double shower cubicle, and a vanity unit incorporating the wash hand basin and wc. There is an electric storage heater, an extractor fan, and spot lights here.

The bathroom is fitted with a panelled bath with a shower over, and a vanity unit incorporating the wash hand basin and wc. There is a ceiling light point, an extractor fan, and a heated towel rail.

### **CAR PARKING**

The property has one allocated car parking space.

### **LEASEHOLD INFORMATION**

We understand that the property is leasehold, and that 106 years remain on the lease.

We are advised the a service charge of £3500 per annum is payable, along with a ground rent of £250.00 per annum.

### **CURRENTLY LET**

The property is currently let. Further details are to follow.

For more information, please contact Thomas James Estate Agents.

### **Council Tax Band**

Council Tax Band C. Nottingham City Council.

Amount Payable 2024/2025 £2,248.61.

### **Referral Arrangement Note**

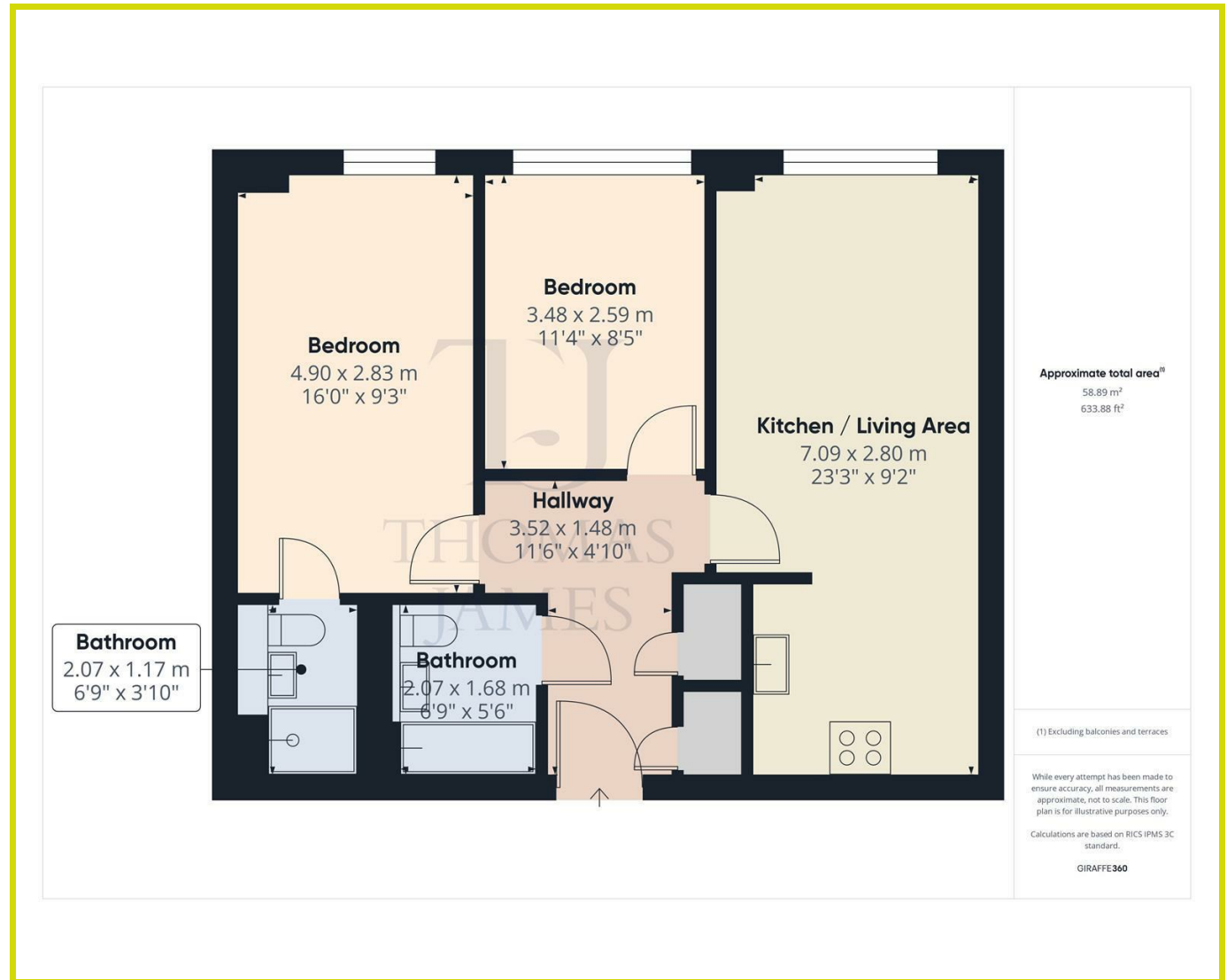
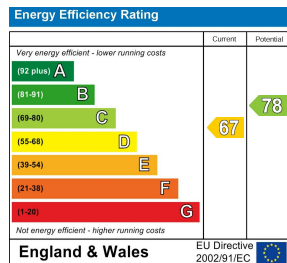
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. 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 Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James 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 Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

