



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

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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

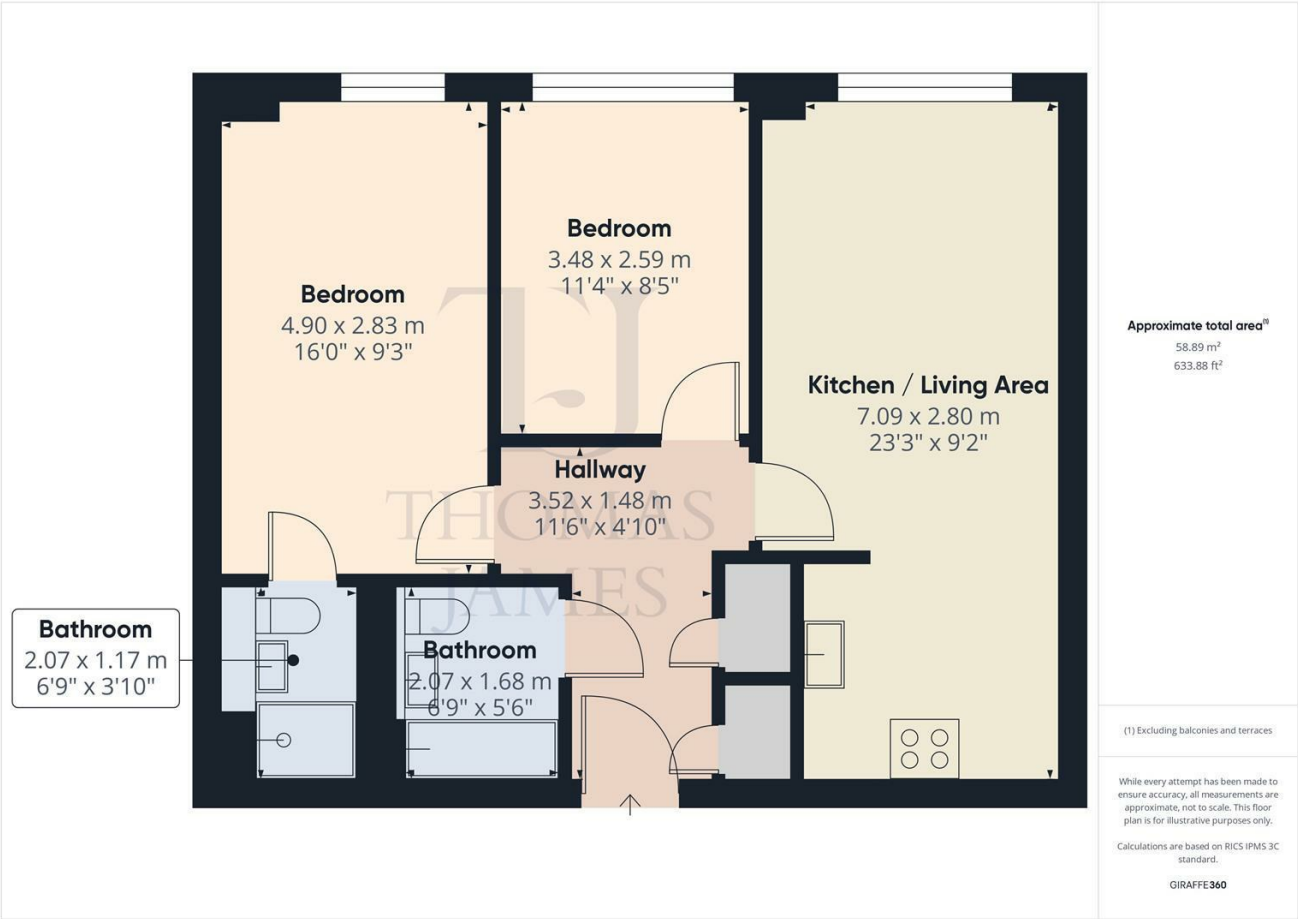
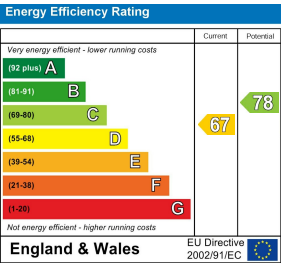
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