

# T403 Nottingham One

Canal Street  
Nottingham  
NG1 7HW

**Asking Price Of £140,000**



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Location



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Video



Contact



0115 841 1155



- Modern One-Bedroom Apartment
- Excellent Central Location/Short Walk to the Train Station
- Fantastic Investment Opportunity
- Large Open Plan Living, Dining and Kitchen Area
- Well Presented Throughout
- One Spacious Double Bedroom
- Balcony with Stunning Canal Views
- Bathroom Suite
- Underfloor Heating Throughout
- Lift Access/Concierge/Fob Entry System
- Internal Area Approx. 477 sq ft

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## Key Features

FHP Living are delighted to bring to the market this beautiful one bedroom apartment on the fourth floor of the Tower Block in Nottingham One. The apartment boasts a modern finish with great views across the canal. Ideal for investment and currently tenanted on a long term contract (ask agent for details).

The property briefly comprises; a large open plan living kitchen and dining space finished to a high standard with the full glass wall allowing natural light to flow through and doors opening onto the balcony. There is a spacious double bedroom with fitted wardrobes and the apartment benefits from underfloor heating throughout. The private entrance hall offers an abundance of useful fitted storage units.

Leasehold information - There are 110 years remaining on the lease, the service charge is approx. £1,940 pa and ground rent is approx. £471 pa. All confirmed by our vendor. However, these details should be checked with your solicitor prior to completion.

Viewing Recommended.

These sales particulars have been prepared by FHP Living 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 FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living 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 FHP Living instructing solicitors in the purchase or the sale of a property.



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**Ground Floor**  
Approx. 44.4 sq. metres (477.6 sq. feet)



**Total area: approx. 44.4 sq. metres (477.6 sq. feet)**

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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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