## Apt 316

# Nottingham One

Canal Street, Nottingham NG1 7HW

Offers Over: £180,000



#### Click for further information:-







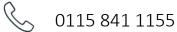


Location

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- Bright & Spacious
- Two Double Bedrooms
- Large Living Area
- Fully Fitted Kitchen With Inbuilt Appliances
- Family Bathroom

- Large Balcony
- Parking Included
- Currently Tenanted
- EWS1 Certificate Granted
- Viewings Recommended





Location



Gallery





Video

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### Nottingham One, Canal Street, Nottingham, NG1 7HW









#### **Key Features**

FHP Living is delighted to present Apartment 316, a stylish and spacious two-bedroom residence on the third floor of the sought-after Nottingham One development, located on Canal Street in Nottingham.

This apartment offers stunning canal views from the balcony, which spans the entire length of the apartment, providing abundant natural light throughout the day. Its prime location is just a 5-minute walk from the City Centre, the train station, and a variety of shops, cafes, and restaurants.

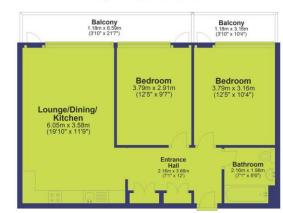
The property features a beautifully presented, fitted kitchen with space for freestanding appliances, including a dishwasher, fridge, freezer, and cooker. The open-plan living area is bathed in natural light and seamlessly leads out to the expansive balcony. The apartment boasts two generously sized double bedrooms, each with ample space for freestanding wardrobes, and a well-presented family bathroom.

Additionally, the apartment offers extensive storage space throughout and includes a secure underground parking space for one car.

The vendor has advised us of the following:

Service Charge: £2,600 per annum Ground Rent: £471 per annum Lease: 113 years remaining

#### Third Floor Approx. 59.6 sq. metres (641.4 sq. feet)



Total area: approx. 59.6 sq. metres (641.4 sq. feet)

### 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 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.

