

Apt 316

Nottingham One

Canal Street, Nottingham
NG1 7HW

Offers Over: £180,000



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0115 841 1155



- 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

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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



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		