

Nottingham One

Canal Street
Nottingham
NG1 7HL

Asking Price Of £235,000



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Location



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0115 841 1155



- Two double bedrooms
- Two bathrooms
- Two balconies
- Large allocated parking space
- Penthouse Apartment
- Central Location
- Open plan kitchen/ dining area
- Investment Opportunity
- Viewings Recommended
- Contact FHP Living for more information



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Nottingham One, Canal Street, Nottingham, NG1 7HL

Key Features

Offering quiet accommodation situated within its own hallway area, 2 double bedrooms, two bathrooms, two balconies and allocated parking, this is the perfect city centre apartment. The living room balcony has expansive views north looking towards the lace market and its many history buildings, whilst the private master bedroom balcony has side views of the waterfront whilst facing south.

The property is finished to a good standard throughout with a fully fitted kitchen, tiled kitchen/ lounge area and carpeted bedrooms.

1 secure underground car parking space is included.

The apartment has until recently been rented at £1,600 PCM for circa 5 years and has attracted a higher end clientele looking for a base for many years.

Viewings of the apartment are highly recommended to appreciate the gorgeous views, the secluded and safe nature of its position as well as its incredibly central location just a stones throw from the lace market, market square and Nottingham Train Station.

The property is ready for immediate occupation.

The vendor has advised us of the following, but this will need to be checked with your solicitor;

Service Charge - £3,882 PA

Ground Rent - £471 PA

Lease - 125 years from April 2009

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.





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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		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-10	G		

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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.