

303 Nottingham

One

Canal Street
NG1 7HL

Asking Price Of £165,000



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Two Bedrooms
- One Bathroom
- Currently Tenanted
- South Facing
- Canal Views
- Two Terraces
- Allocated Parking
- Can Be Vacant Possession
- Viewings Recommended
- Contact FHP Living



0115 841 1155



Location



Gallery



Video



Contact

303 Nottingham One, [Nottingham, NG1 7HL](#)



Approx. 61.3 sq. metres (659.9 sq. feet)

Key Features

Apartment 303 boasts beautiful south-facing views over the canal, allowing for an abundance of natural light throughout the day. Situated just a short walk from Nottingham Train Station, the City Centre, and an array of shops, cafes, and restaurants, this apartment perfectly balances convenience with contemporary city living.

The property briefly comprises a modern, open-plan living space with a well-appointed fitted kitchen, offering space for freestanding appliances such as a fridge/freezer, dishwasher, and cooker. The generous lounge opens out onto a full-width balcony overlooking the canal – the ideal spot to unwind and enjoy the sunshine.

There are two spacious double bedrooms, both with room for freestanding furniture, and a smartly finished family bathroom. The apartment also benefits from ample storage space and comes with one allocated underground parking space.

The vendor has advised the following:

Service Charge: £2,415.10 per annum

Ground Rent: £471 per annum

Lease: 113 years remaining



Total area: approx. 61.3 sq. metres (659.9 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.

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