

# T602 Nottingham

One  
Canal Street  
Nottingham  
NG1 7HG

**Asking Price Of £120,000**



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Location



Gallery



Video



Contact



0115 841 1155



- Purpose Built Apartment Building
- Fabulous City Centre Location
- Well Presented/Located on Sixth Floor
- Lift Access/Concierge/Fob Entry System
- One Double Bedroom
- Canal Side
- Open Plan Kitchen, Living & Dining Area
- Investment Opportunity/Tenant in Situ currently let at £950 pcm
- Shower Room
- Internal Area Approx. 412 sq ft

T602 Nottingham One, [Canal Street, Nottingham, NG1 7HG](#)



## Key Features

FHP Living is pleased to present this stylish and well-maintained one-bedroom apartment, situated on the sixth floor of the sought-after Nottingham One development. Located in the Tower Block, this modern apartment offers elevated views and contemporary living within the heart of the city.

The accommodation comprises a generous open-plan living, kitchen, and dining area, finished to a high standard and benefiting from floor-to-ceiling windows that provide excellent natural light. A spacious double bedroom and a sleek shower room complete the interior, with underfloor heating throughout adding to the comfort and appeal.

Ideal for investors, the property is currently let on a long-term tenancy agreement. Further details available on request.

### Tenure & Charges:

Leasehold – approx. 108 years remaining

Service charge: £2,000 per annum

Ground rent: £471 per annum

(All figures provided by the vendor; purchasers are advised to have these verified by their solicitor.)

**Ground Floor**  
Approx. 38.4 sq. metres (412.9 sq. feet)



**Total area: approx. 38.4 sq. metres (412.9 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	83 B