

# T602 Nottingham

## One

Canal Street  
Nottingham  
NG1 7HG

**Asking Price Of £120,000**



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0115 841 1155



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



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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.)



**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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		