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## 32, Block 1, The Hicking Building Queens Road, Nottingham, NG2 3BX

**Asking Price £125,000**

- Two Bedroom First Floor Apartment
- Two Double Bedrooms
- Popular Development
- No Upward Chain
- Large Open Lounge/Kitchen/Diner
- En-Suite Shower Room
- Underground Parking Space

# Block 1, The Hicking Building Queens Road, Nottingham NG2 3BX

Modern First Floor Two Bedroom Apartment. Spacious Open Plan Lounge/Kitchen/Diner. Two Double Bedrooms. Ensuite. Family Bathroom. Allocated Parking Space. No Upward Chain.



Council Tax Band: C



#### Entrance Hall

Laminate. Doors to all rooms. Two cupboards.

#### OPEN PLAN LOUNGE/KITCHEN/DINER

Laminate wood effect flooring. Three windows overlooking inner courtyard. Opens into Kitchen Area.

#### KITCHEN

Tiled flooring. A range of base and wall units. Plumbing for a washing machine. Spotlights to the ceiling.

#### MASTER BEDROOM

Laminate wood effect flooring. Two windows overlooking the inner courtyard. Built in wardrobes.

#### ENSUITE

Built in shower cubicle with main water shower. Wall hung sink unit. Hidden cistern toilet. Chrome towel radiator. Tiled flooring. Extractor and spotlights.

#### BEDROOM TWO

Laminate wood effect flooring. Window overlooking the inner courtyard. Built in wardrobe.

#### BATHROOM

Tiled flooring. Panelled bath with mixer shower. Hidden cistern toilet. Sink unit. Spotlights extractor.

#### PARKING

There is one underground parking space.

#### TENURE

SERVICE CHARGE £3,208.06, GROUND RENT £0. (BOTH PER ANNUM) LEASE TERM REMAINING 105 YEARS - ALL FIGURES SUBJECT TO FURTHER CONFIRMATION THROUGHOUT THE SALE PROCESS.



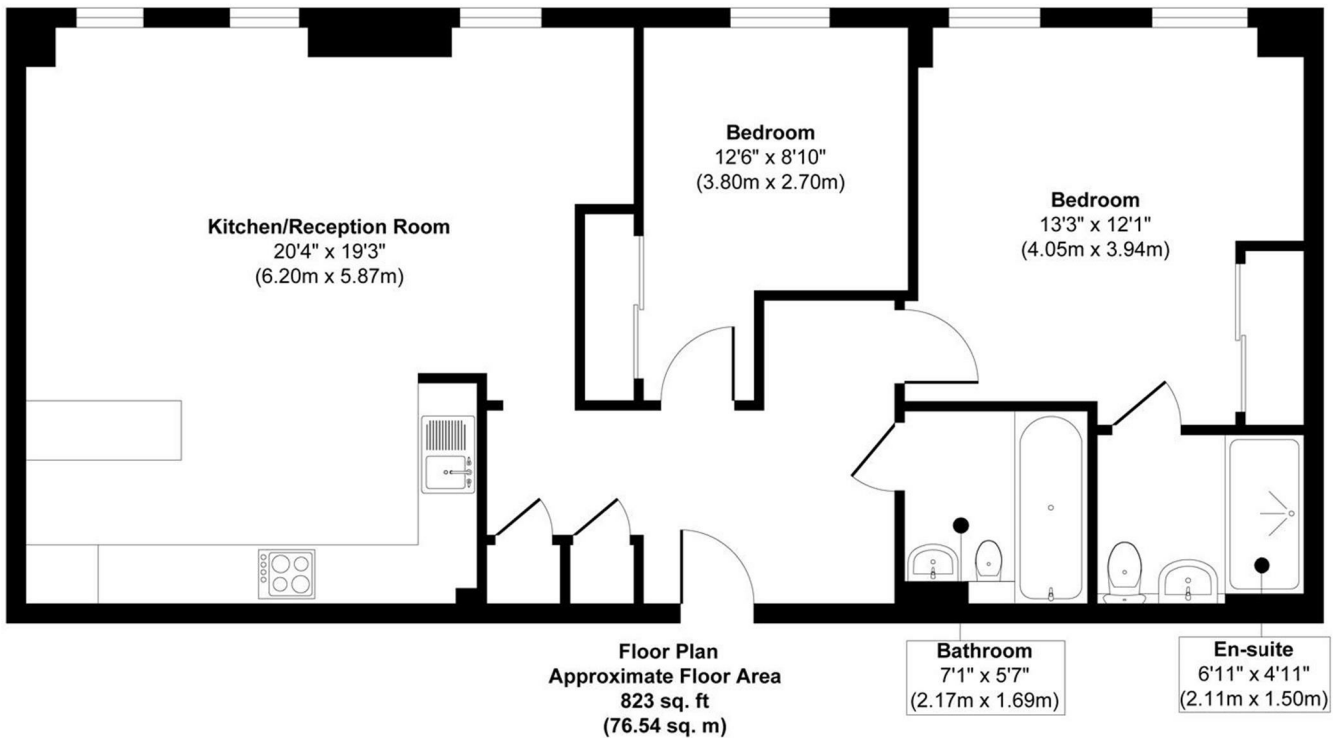
## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 823 sq. ft / 74.54 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.