

T1301 Canal Street

Nottingham
NG1 7HW

Guide Price £189,950



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0115 841 1155



- Penthouse Apartment
- One Bedroom Apartment
- Large Balcony
- Open Plan Living Area
- Stunning Views Of The City
- Double Bedroom
- Fitted Kitchen
- Investment Opportunity
- Suitable for Owner Occupiers
- Viewing Advised



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T1301 Canal Street, Nottingham, NG1 7HW

Key Features

A stylish one-bedroom Penthouse apartment in the sought-after Nottingham One development on Canal Street.

Situated just a short walk from Nottingham's vibrant city centre, this modern apartment offers an excellent blend of convenience and contemporary living.

The accommodation comprises a spacious double bedroom with fitted wardrobes, a sleek tiled bathroom, and an open-plan kitchen and living area that extends onto a large balcony, providing plenty of natural light and a stunning view overlooking the city. The property also benefits from underfloor heating throughout.

The property presents an excellent opportunity for both owner-occupiers and investors, benefiting from strong rental potential and a prime city centre location.

Key Information (as advised by the vendor):

Lease: 198 years remaining

Service Charge: £2,500 per annum

Ground Rent: £0

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.





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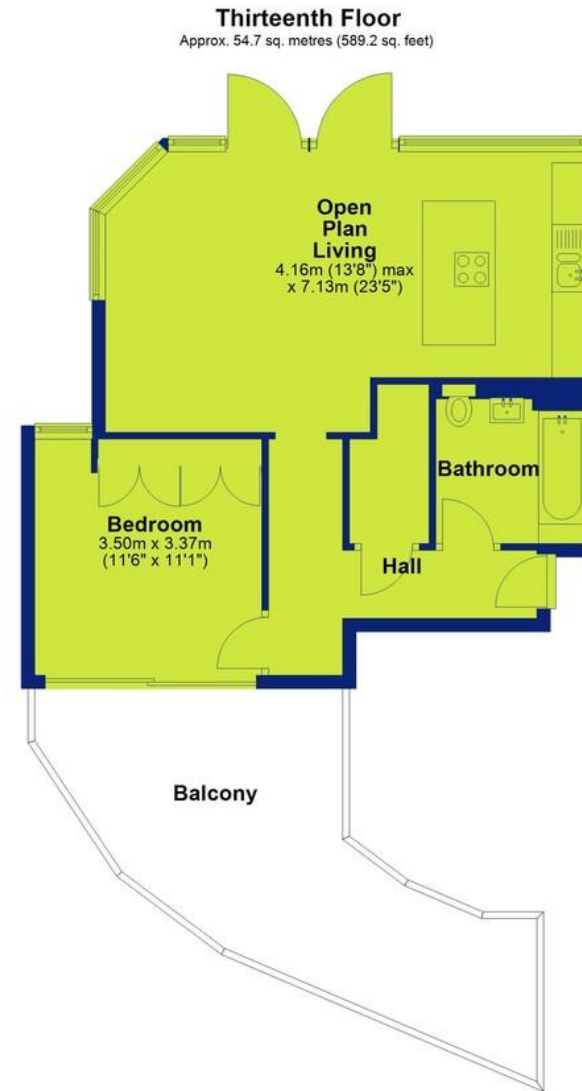


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Total area: approx. 54.7 sq. metres (589.2 sq. feet)



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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	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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