

Nottingham One

Nottingham
NG1 7HG

Asking Price £105,000



 0115 841 1155



- Ideal investment with tenant in situ
- rental income of £950 pcm
- Overlooking the canal
- Stunning views
- Close to The Train Station
- Attractive modern apartment
- Popular city centre location
- Riverside balcony
- EWS1 Form - A2 Rated
- Viewings Highly Recommended



0115 841 1155

Nottingham One, Nottingham, NG1 7HG

Key Features

An attractive investment opportunity within the highly regarded Nottingham One development, this spacious fourth-floor one-bedroom apartment offers approximately 489 sq ft of well-designed contemporary accommodation, together with a desirable south-facing balcony overlooking the canal.

The property is currently let at £950 per calendar month, producing an annual rental income of £11,400, making this an appealing proposition for investors seeking a well-located city-centre asset with an existing tenancy in place.

The apartment itself is finished to a high specification throughout, with a bright and contemporary open-plan living space benefiting from full-height windows and direct access to the south-facing balcony. The modern kitchen is fitted with integrated appliances, while further features include underfloor heating, a luxurious modern bathroom and ample storage space.

The well-proportioned bedroom provides comfortable accommodation, while the balcony adds a valuable outdoor element that is particularly desirable for city-centre tenants. The south-facing aspect and canal views further enhance the appeal of the property.

Located within easy reach of Nottingham city centre, the apartment is ideally positioned for the city's extensive range of shops, restaurants, bars, leisure facilities, transport connections and employment hubs. The location also provides strong appeal to the professional rental market.

There is no allocated parking space included with the apartment, although residents have the option to rent a parking space from the building's concierge, subject to availability.

With an established rental income of £950 PCM, a high-quality specification, attractive canal outlook and a central Nottingham location, this represents an opportunity to acquire a ready-made investment within a popular city-centre development.





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Total area: approx. 45.5 sq. metres (489.7 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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 	

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