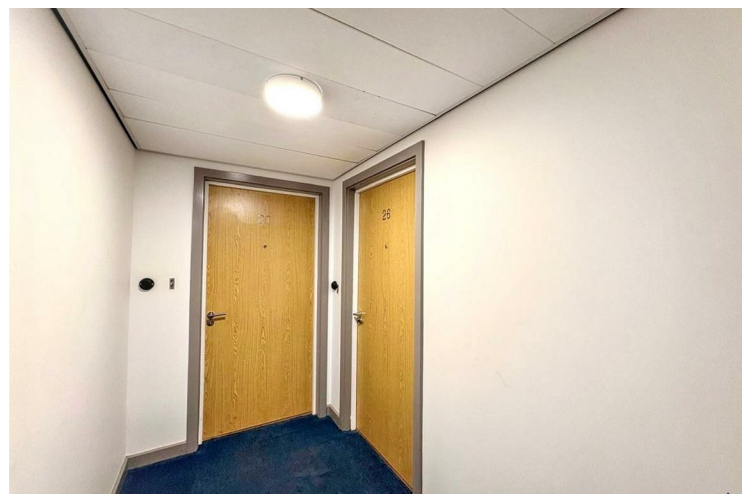




## APARTMENT 26 BLOCK 3, THE HICKING BUILDING, QUEENS ROAD

£995 Per

A well-presented two-bedroom first-floor apartment situated within the popular Hicking Building development, ideally located on the edge of Nottingham city centre. The property benefits from a highly convenient position directly opposite Nottingham Train Station, making it perfect for commuters. Additional features include an allocated parking space and lift access within the building.



- Parking space included • Open plan living • Kitchen includes integrated appliances • Walls have been re-painted throughout

### Entrance hallway

The apartment is entered via a welcoming entrance hallway featuring freshly painted walls and brand new fitted carpeting. Fitted intercom. The hallway is equipped with an electric radiator and a practical clothes hook, along with two useful storage cupboards providing ample space for coats, shoes, and household items. The hallway offers access to all rooms within the apartment.

### Kitchen / Dining / Lounge

The open-plan kitchen (3.23m x 2.03m), living and dining area (6.45m x 3.90m) is a spacious and well-presented room, featuring freshly painted walls and brown laminate flooring throughout. The living area is comfortably furnished with two sofas and benefits from wall-mounted electric heaters, creating a practical and inviting space for relaxing or entertaining. The kitchen is fitted with a range of matching wall and base units including integrated appliances (single electric oven with electric hob with extractor hood, washer/dryer, fridge freezer, and dishwasher.)

### Master Bedroom

The main bedroom is a well-proportioned double room, benefiting from two double-glazed windows that allow plenty of natural light. The room features an integrated wardrobe providing convenient storage, along with freshly painted white walls and ceiling and a brown fitted carpet. An electric radiator ensures comfort, and the bedroom further benefits from its own en-suite shower room.

### En suite

The en-suite shower room is fitted with a shower cubicle featuring a thermostatic shower, along with a low-level WC and

a compact wash hand basin. The room also benefits from a wall-mounted chrome towel radiator and a large mirror incorporating a convenient USB shaving point, creating a practical and modern space.

### Bedroom 2

Bedroom two is a smaller yet well-proportioned double room, benefiting from a large double-glazed window providing good natural light. The room features white painted walls and ceiling, a fitted carpet, and an electric radiator, making it a comfortable and versatile space suitable for a bedroom, guest room, or home office.

### Bathroom

The main bathroom is well-appointed and features a large bath with a glass shower screen and thermostatic shower over. Additional fittings include a low-level WC, a wash hand basin with mixer tap, and a wall-mounted chrome towel radiator. The room is finished with tiled surrounds and a wall-mounted mirror, providing a clean and modern space.

### Relevant Information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Electric heating.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Low.

River/Sea = Medium

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.



- 2 double bedrooms • 2 bathrooms • Opposite Nottingham Train Station • Walking distance to Nottingham City Centre • EPC Rating = C • Council tax band = C

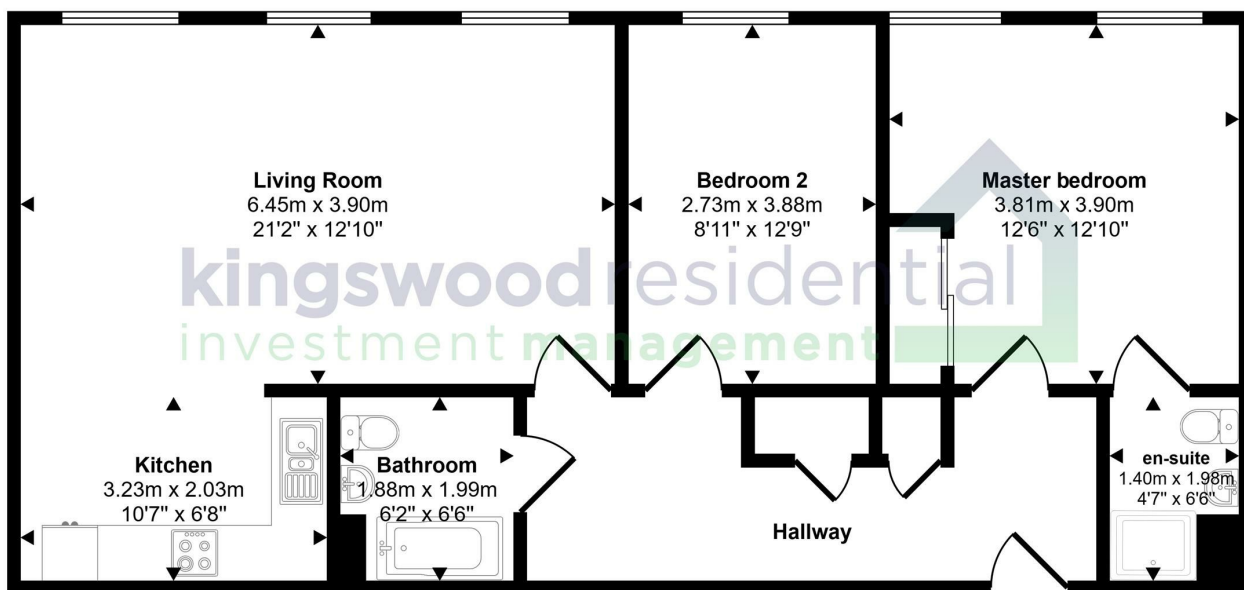
Any planning permission in the area:

[nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)

Access: 1st Flat apartment, access via staircase and lift



Approx Gross Internal Area  
80 sq m / 861 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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