



Marco Island,  
Huntingdon Street, Nottingham  
NG1 1AR

**£95,000 Leasehold**



**\*\*INVESTMENT OPPORTUNITY!\*\*** **\*\* TENANT IN SITU\*\***

Robert Ellis are delighted to offer for sale this ONE BEDROOM apartment located on the FIFTH FLOOR in the heart of Nottingham City Centre. The property benefits from LIFT ACCESS to each floor, 24 HOUR CONCIERGE and is offered to the market with NO ONWARD CHAIN!

The property is within walking distance from the city centre shops, and transport links.

Internally the property comprises of an open plan living space and kitchen, bedroom and bathroom.

A viewing on this property is highly recommended to appreciate the accommodation on offer!

Arnold Sales - 0115 6485485.



### Hallway

5'4" x 15'6" (1.64 x 4.74m)

Having laminate flooring and access to lounge/diner, bedroom and bathroom.

### Kitchen/ Diner

13'10" x 16'10" (4.24 x 5.15m)

continuation of the laminate flooring, a range of wall base and drawer units with work surfaces over, sink and drainer unit with mixer tap, cooker hood, electric oven, induction hob, integrated dishwasher and plumbing for a washing machine.

### Bedroom

8'11" x 7'11" (2.73 x 2.43m)

Having laminate flooring and a window to the lounge.

### Bathroom

6'10" x 8'4" (2.10 x 2.55m)

Having a three piece white suite comprising of a wash hand basin, WC bath with hot and cold taps, shower attachment, tiled splash backs and linoleum flooring.

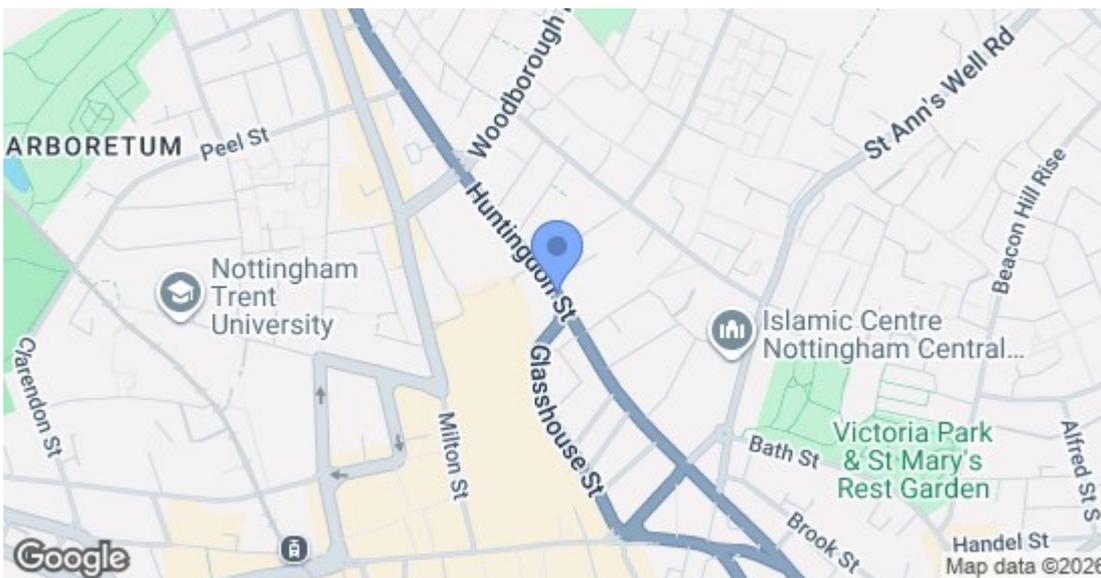
### Council Tax Band

Nottingham City Council Band B

406NM/HM



**Robert Ellis**  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 80                      | 86        |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.