



## APARTMENT 314, MARCO ISLAND HUNTINGDON STREET

£850 PCM

Available now! Furnished one bedroom 3rd floor apartment in this popular city centre development with integrated appliances included.



- **\*\*VIRTUAL VIDEO LINK AVAILABLE\*\*** • Open plan living / kitchen • Large bedroom • Bathroom with shower over bath

### Entrance Hallway

A bright and well-presented apartment with oak laminate flooring running throughout and a welcoming entrance hallway offering ideal space for shoe and coat storage

### Open Kitchen / Lounge / Diner

The spacious open-plan living / dining area is flooded with natural light and comes furnished with a glass dining table and three chairs, a glass coffee table, a large leather three-seater sofa and a modern white TV stand. Blinds are also included. The kitchen features sleek white cabinetry and a white marble-effect worktop, complete with integrated appliances including a washing machine, dishwasher and fridge/freezer. Finished with an electric hob and oven, stainless steel sink, matching splashback and extractor fan.

### Master Bedroom

The bedroom is furnished with a double bed and mattress, bedside tables, a double wardrobe and drawers. Blinds included.

### Bathroom

The bathroom offers a modern three-piece suite with W/C, pedestal sink and a shower over the bath, complemented by white tiled walls and a wall-hung mirror.

### Location

Ideally located on Huntingdon Street in Nottingham city centre, the property is within easy walking distance of shops, restaurants, bars and leisure facilities, as well as the Victoria Centre. Nottingham Train Station is approximately 1 km away, providing excellent transport links, while numerous bus routes and tram stops are nearby for easy travel across the city.

### Relevant information

Access: Flat is located on the 3rd floor, access by a staircase and lift.

Electricity 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 = Medium.

River/Sea = Very low.

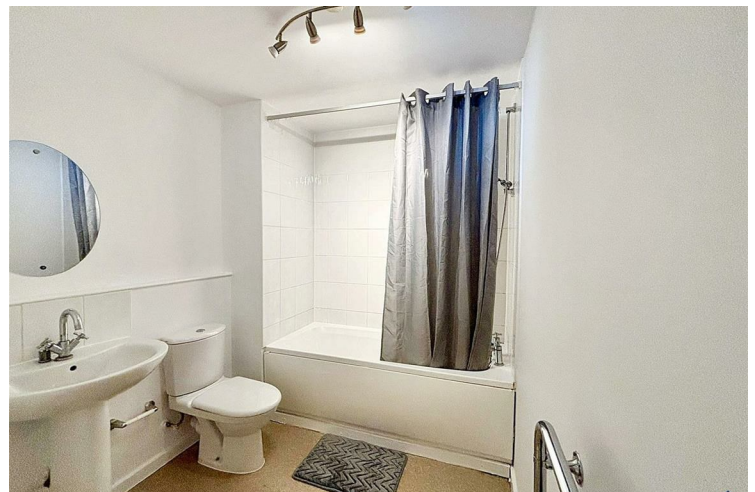
Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Nottingham City Council

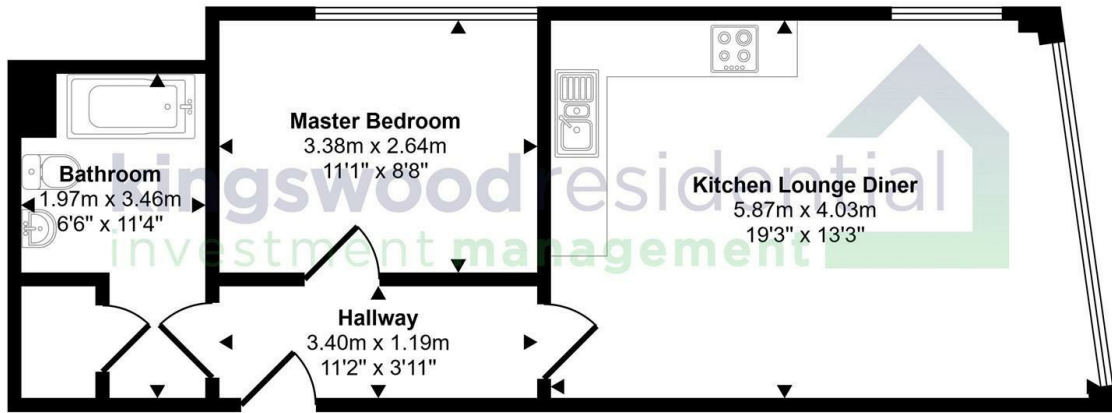
Any planning permission in the area: see [nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)



- 3rd floor • Integrated kitchen appliances • Furnished • Concierge service • Popular City Centre development • EPC Rating = C and Council tax band = B



Approx Gross Internal Area  
44 sq m / 475 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, 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>86</b> |
| (69-80) <b>C</b>                                   | <b>75</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: B**

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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