



APARTMENT 1113 THE LITMUS BUILDING 195 HUNTINGDON

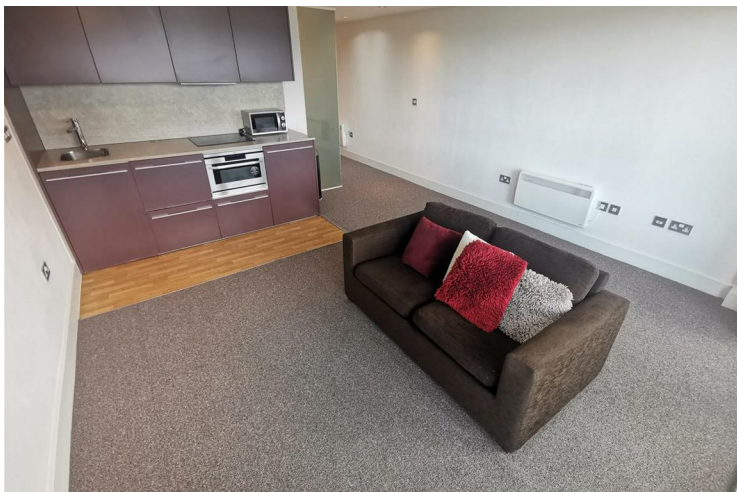
£950 Per

This furnished 1 bedroom apartment is located on the 11th floor of this popular City Centre development, which boasts gym, swimming pool, leisure facilities and concierge service. This apartment also includes a PARKING SPACE and BALCONY.

The apartment has bedroom including a double bed and fitted wardrobes, open plan living / kitchen to include sofa / TV stand and kitchen with all integrated kitchen appliances, door onto the balcony, bathroom with 3 piece suite to include a shower over the bath, and fitted cupboard off the entrance hallway with washing machine and storage area. Kitchen appliances include hob, oven, fridge, freezer and small dishwasher.

This apartment includes a secure basement parking space, double glazing and electric heating. Located on the door step to the City Centre's amenities.

Please note EWS1 is required for this building. The building currently has a application open with the GOV to get funding to remediate the cladding works, following the completion of the works a EWS1 will then be obtained.



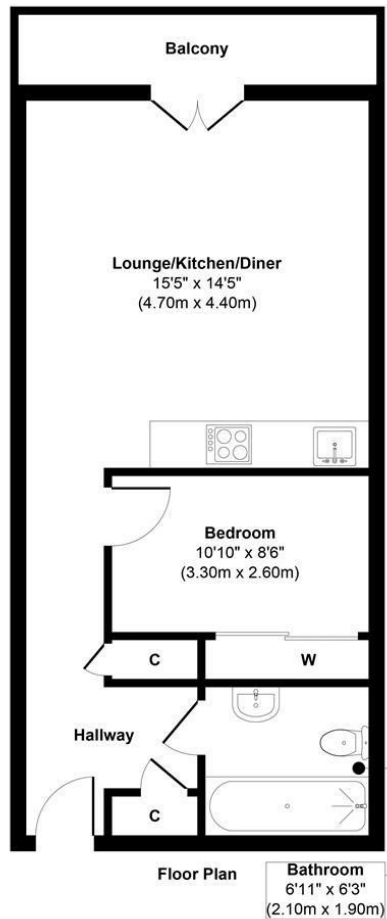
- ****VIRTUAL VIDEO VIEWING LINK AVAILABLE**** • White goods included • Fitted wardrobes • Parking space



- Balcony • Lift • Gym & swimming pool* • Concierge service* • Popular city centre development • EPC Rating = C



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Approx. Gross Internal Floor Area 445 sq. ft / 41.36 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	85
(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		

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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