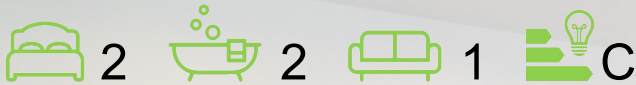




## 212 Litmus 196 Huntingdon Street, Nottingham, NG1 3NT

Price £130,000



Set To Let Estate Agents are pleased to offer this modern luxury 2 Bed 2 Bath Apartment For Sale in the popular Litmus development in Nottingham City Centre, NG1.

Offered in great condition, this spacious apartment offers open plan Lounge/Kitchen with fitted appliances, Two double size bedrooms, one with ensuite and separate main bathroom with overhead shower.

Further benefits include Juliet balcony and vacant possession.

Conveniently located on the second floor a stone throw from Nottingham City Centre with local amenities very close by.

Communal facilities include, gym, swimming pool and jacuzzi.

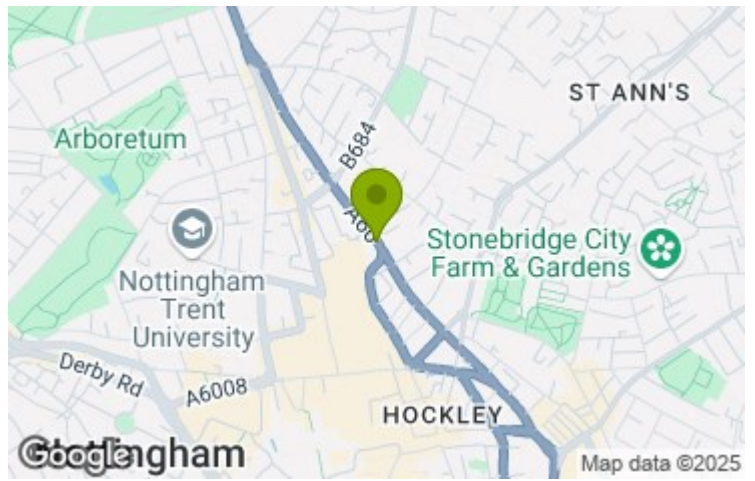
999 years lease from 2005  
£290.00 per month service charges  
£300.00 per annum ground rent

Call Set To Let now to arrange a viewing.

- Litmus Building
- Nottingham NG1
- Excellent condition
- Great Location
- In House Gym
- In House Swimming Pool
- Concierge
- Call Set To Let
- Long Lease

### Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	86
<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			
		76	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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