



Flat 33 Block 3 The Hicking Building Queens Road, Nottingham, NG2  
3BU









# Flat 33 Block 3 The Hicking Building Queens Road Nottingham, NG2 3BU

- Second Floor Apartment
- Large Open Plan Living Area
- Fitted Kitchen with Integrated Appliances
- Neutrally Decorated Throughout
- Electric Heating & Secure Entry System
- Two Double Bedrooms
- South Facing
- Bathroom with White Suite
- Master Bedroom with Fitted Wardrobes
- Viewing Essential

A fantastic opportunity to acquire this IMMACULATE 2ND FLOOR, TWO DOUBLE BEDROOM apartment in the highly sought after Hicking Building development. Benefiting from a LARGE OPEN PLAN LIVING / KITCHEN AREA, two double bedrooms and a bathroom with white suite. Viewing Essential.

**Guide Price £150,000**



**ENTRANCE HALLWAY**

**LIVING AREA**

**KITCHEN AREA**

**MASTER BEDROOM**

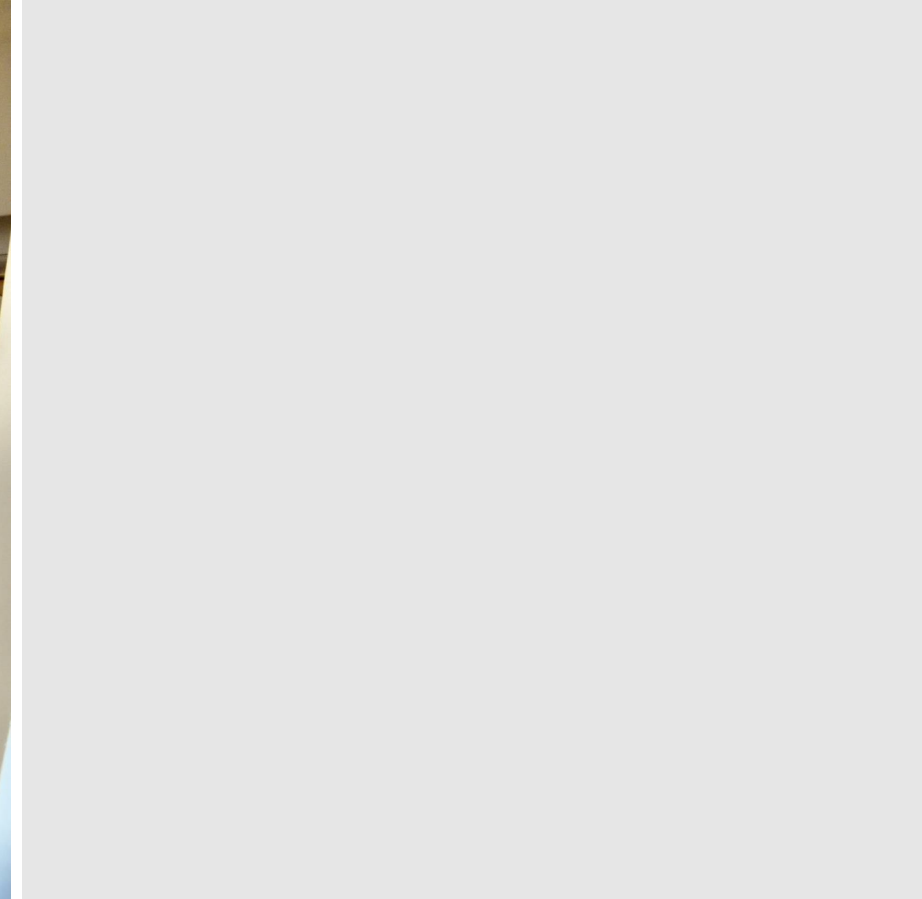
**BEDROOM TWO**

**BATHROOM**

**PLEASE NOTE**

**AREA**

**DISCLAIMER**



Directions





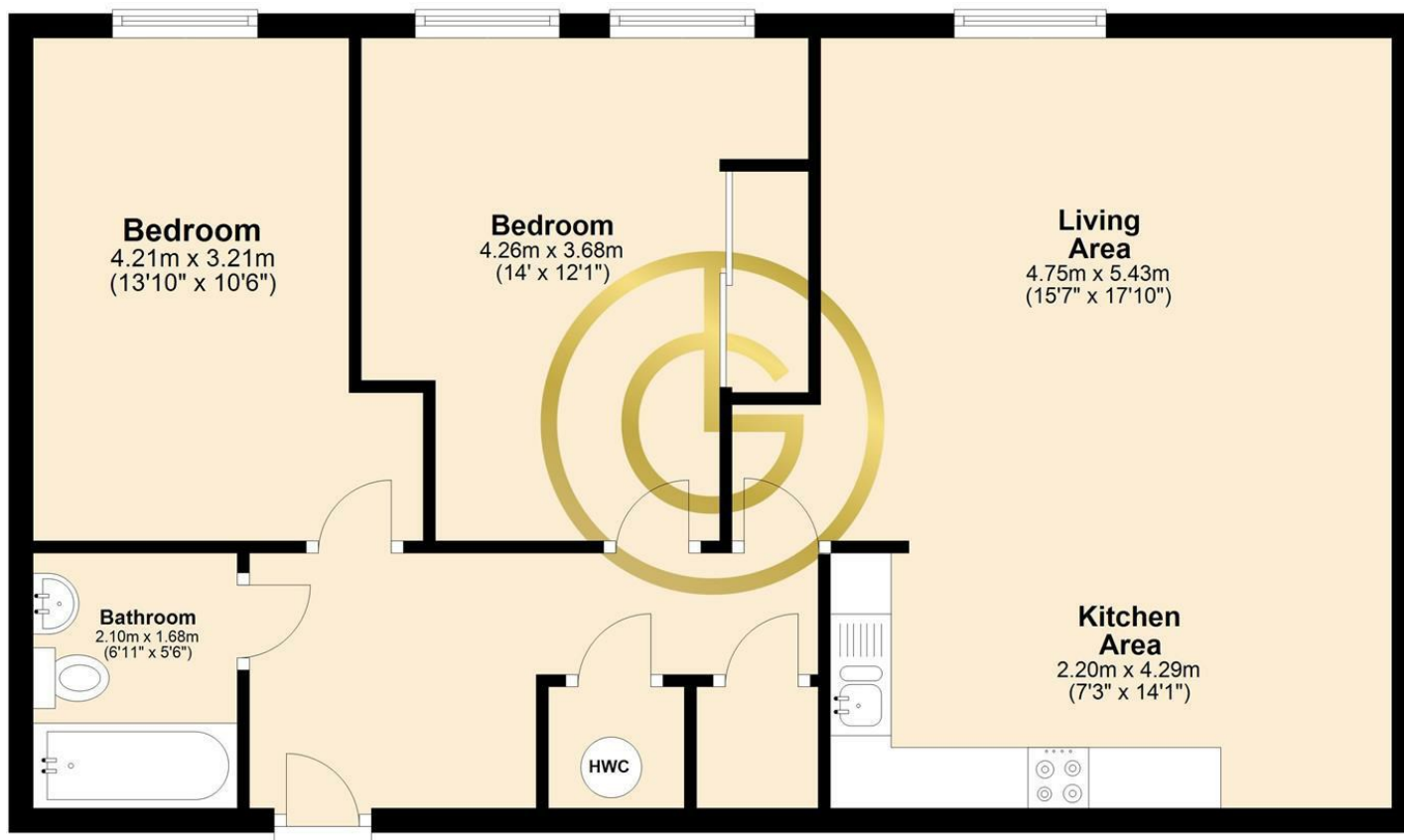
DON'T TAKE LIFE TOO SERIOUSLY.  
NOBODY GETS OUT ALIVE ANYWAY.



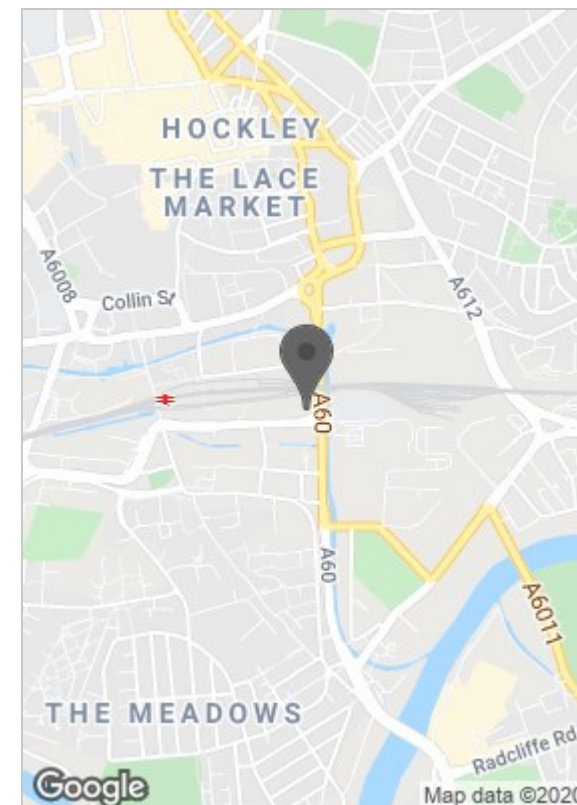


## Second Floor

Approx. 74.4 sq. metres (800.5 sq. feet)



Total area: approx. 74.4 sq. metres (800.5 sq. feet)



### Energy Efficiency Rating

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

## Viewing

Please contact our Nottingham Office on 0115 824 8333 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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