



Queens Road, Nottingham, NG2 3AN
Offers In The Region Of £99,500



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Liberty Gate are excited to offer this **WELL PRESENTED, STUDIO STYLE APARTMENT** which is located in the highly sought after Hicking Building development. Benefiting from a **FULLY FITTED, OPEN PLAN KITCHEN / LIVING AREA**, separate bedroom space and **BATHROOM** with three piece white suite.

Liberty Gate are excited to offer this well presented, studio style apartment which is situated on the upper ground floor of the highly sought after Hicking Building development. Benefiting from accommodation comprising of:

ENTRANCE HALLWAY

The neutrally decorated entrance hallway benefits from painted walls which are complimented by the light coloured carpets. An in built cupboard houses the apartments hot water cylinder whilst further doors lead to....

LIVING AREA

The main hallway opens onto the spacious living area which has even well decorated throughout with painted walls and wood effect laminate flooring. Two large double glazed windows allow for ample natural light.

KITCHEN AREA

Leading on from the living area is the modern fitted kitchen which benefits from a range of wall and base cupboard units which are complimented by the pebble effect work surfaces, brushed chrome handles and under cupboard lighting. There are integrated appliances including a fridge / freezer, washer / dryer, dishwasher and electric oven / hob / extractor hood.

BEDROOM AREA

Accessed via the hallway, the separate bedroom area has been partitioned off and tastefully decorated throughout to include painted walls and light coloured carpets.

BATHROOM

The main bathroom benefits from a three piece white suite comprising of a low level WC, pedestal wash hand basin with chrome mixer tap and bath with shower over. The room includes painted walls which are complimented by the tiled splash backs and flooring as well as a wall mounted chrome towel heater.

PARKING

This apartment does not come with any allocated parking, however, parking can be rented in the building by separate negotiation subject to availability. Any prospective buyers are advised to make their own enquiries into this.



AREA

The Hicking Building is ideally located next to Nottingham's newly refurbished train station and has excellent access to Nottingham's tram network. Only a short walk away in the vibrant city centre which has a wide array of bars, restaurants and shops.

To the south of the city is the popular area of West Bridgford which has some of the cities sporting venues including both the Notts County and Nottingham Forest football clubs as well as the historic Trent Bridge cricket stadium

PLEASE NOTE

Tenure: Leasehold

We are advised by the vendor that the lease has approximately 107 years remaining along with a ground rent of £125 per annum. In addition there is an annual service charge of approximately £930. Council tax band B, Nottingham City Council.

Viewing highly recommended.

DISCLAIMER

Fixtures and fittings other than those mentioned are to be agreed with the Seller.

All measurements are approximate and are taken using a laser tape. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to any exchange of contracts to purchase. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

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In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, Liberty Gate require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. Passport or photo card driving license and a recent utility bill. This evidence will be required prior to Liberty Gate instructing solicitors in the purchase or the sale of a property. We are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. As a seller or purchaser, by proceeding with a sale or purchase, you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



Upper Ground Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 41.6 sq. metres (447.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(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	

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