



Nottingham One, Block C, Canal Street, Nottingham, NG1 7HP
Offers In The Region Of £170,000



Nottingham One, Block C, Canal Street Nottingham

NG1 7LD

Liberty gate are happy to offer for sale this well presented apartment in the Nottingham One building.

Currently tenanted and achieving £1050pcm with potential to increase to £1150pcm.

Introduction

Liberty Gate are happy to offer for sale this well presented Two Bedroom apartment in the popular Nottingham One development.

The property is currently tenanted and achieving £1050pcm with a potential to increase.

Being well presented and cared for throughout the accommodation comprises of;

Entrance Hall

The entrance hall is neutrally finished throughout with attractive grey tiles and light paint, further benefitting a range of integrated storage cupboards.

Open Plan Living

The main living area is a bright and airy space, with windows on two sides looking over the canal and allowing natural light to flood the room.

The kitchen is fitted with modern White handleless units and integrated appliances.

Patio doors give access to the south facing balcony.



Bedroom One

Bedroom one is a generous double room with picture frame window allowing in natural light, the room also benefits fitted wardrobes.

Bedroom Two

Bedroom two is again a pleasant double room with space for a double bed, desk and various bedroom furniture pieces.

Bathroom

The bathroom is again neutrally finished with bright tiles and a three piece white suite and shower over the bath.

Location

Located in popular Nottingham One building this apartment is ideally located a short walk to the main train station and tram stops into the City Centre, the central location means being just a short walk to all of the brilliant amenities Nottingham has to offer in its vibrant City.

Please Note

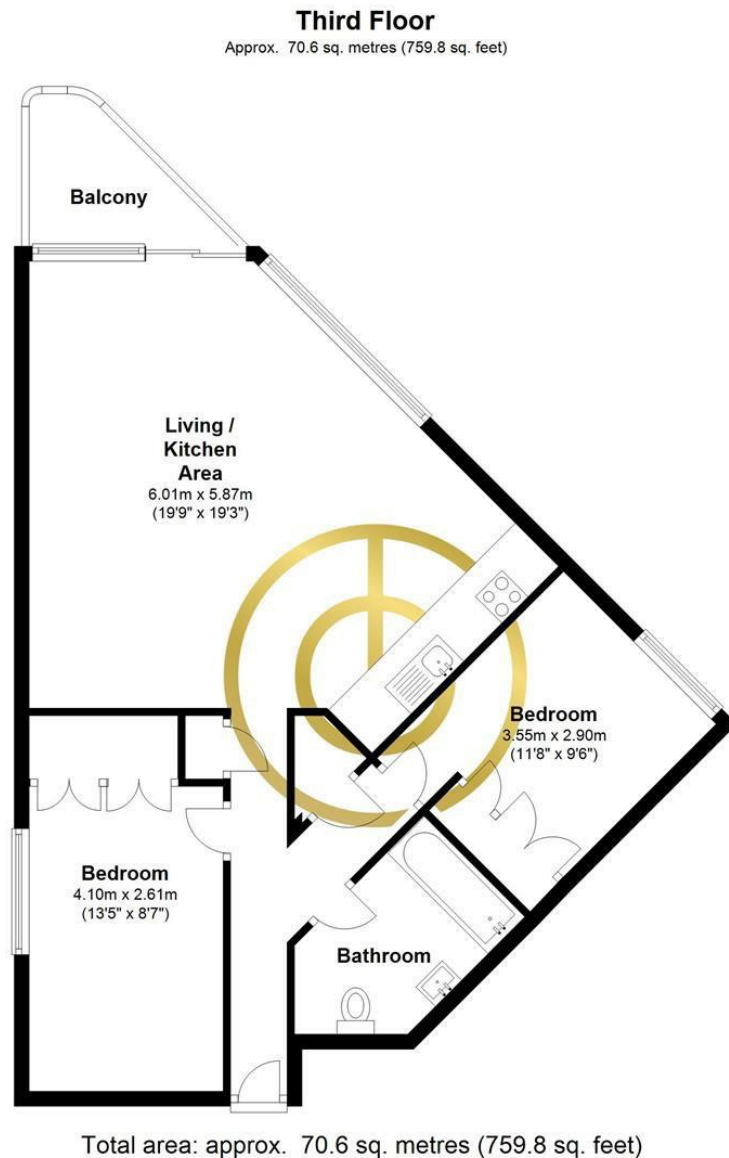
Tenure: Leasehold

This apartment comes with one secure allocated car parking space in the buildings underground car park.

Council tax band C - Nottingham City Council

We are informed by the vendor that the apartments service charge is approximately £2400 pa and a ground rent of £471.85 pa. The lease has approximately 116 years remaining.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (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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