



Queens Road, Nottingham, NG2 3BE
Offers Over £160,000



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Liberty Gate are happy to offer for sale this bright and welcoming apartment for sale in the popular Hicking Building.

The apartment has been well cared for by the current tenant and has a potential rental income of £1150pcm.

Introduction

Liberty Gate are happy to offer for sale this well presented, bright and spacious apartment in the popular Hicking Building.

The apartment is cared for and presented well throughout and benefits from the following accommodation;

Entrance Hall

The entrance hall is particularly impressive in this apartment, with a run of mill style windows running down one side of the space allowing natural light in and welcoming you into the property.

Open Plan Living

The open plan living space is well proportioned with plenty of space for a dining area, lounge and kitchen.

The room is neutrally finished throughout and the again feature window allows natural light to fill the room.

Main Bedroom

Moving into the master bedroom and the pleasant proportions continue.

The room is a generous double with fitted wardrobes featuring sliding mirrored doors.



Bedroom Two

Bedroom Two is again a great sized double bedroom, neutrally finished throughout.

Bathroom

The bathroom is equipped with a full white Three piece suite and shower over bath.

Location

Positioned in the popular Hicking Building the apartment is well appointed for commuters and people looking to be in the City.

Tram routes offer a quick and direct route to Nottingham's Market Square and the train station is on the doorstep for those looking to travel further afield.

Please Note

Lease 125 years from 2004. (107 remaining).

Ground rent £180 Annually

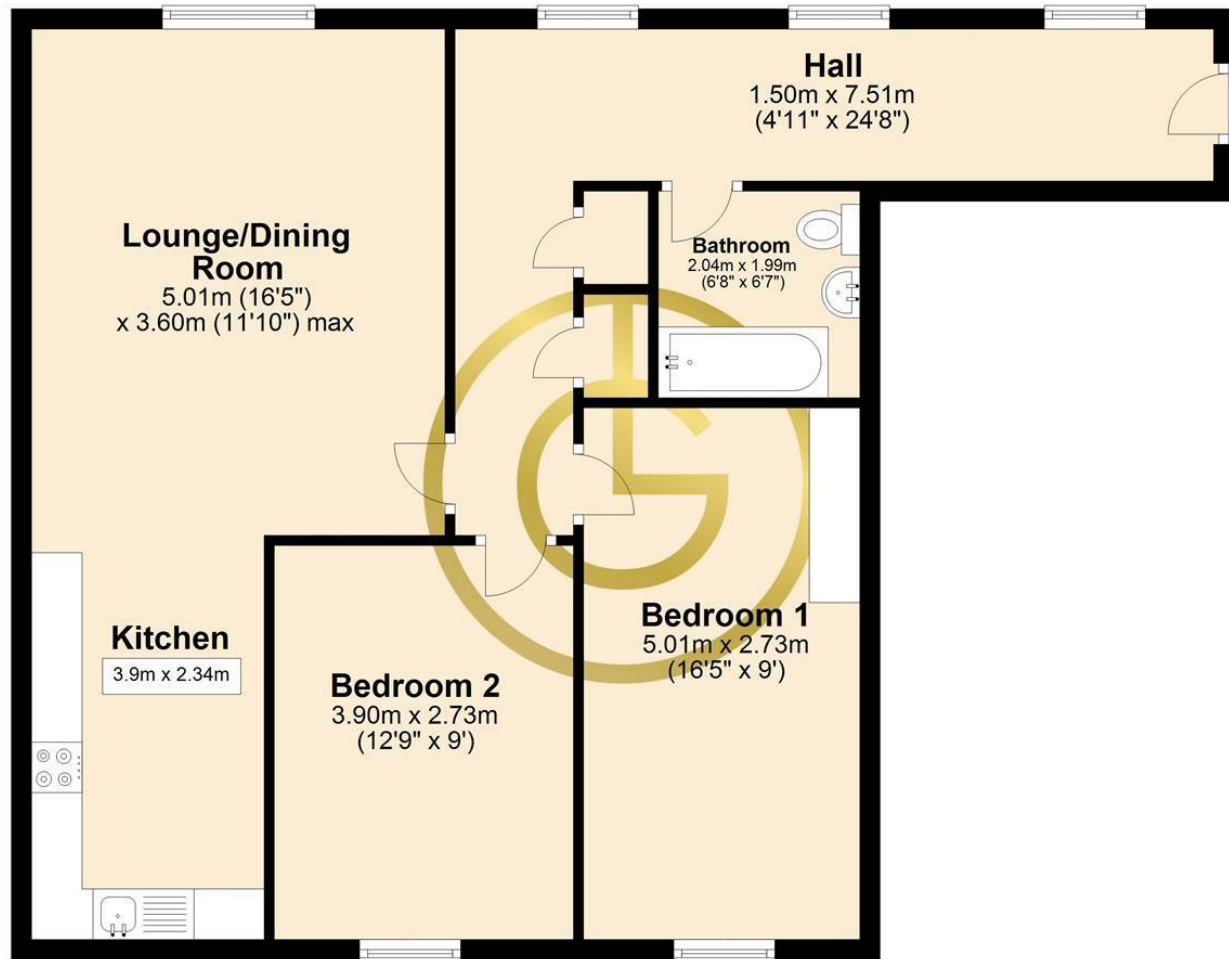
Service charge £1650 Annually

Parking for one car



Third Floor

Approx. 79.1 sq. metres (850.9 sq. feet)



Total area: approx. 79.1 sq. metres (850.9 sq. feet)



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		
England & Wales	80	85
	EU Directive 2002/91/EC	

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