



**Nottingham One, Canal Street  
Nottingham NG1 7HP**

A MODERN AND STYLISH TWO  
BEDROOM CITY CENTRE APARTMENT  
WITH BALCONY AND NO UPWARD  
CHAIN

**Offers In The Region Of £130,000 Leasehold**



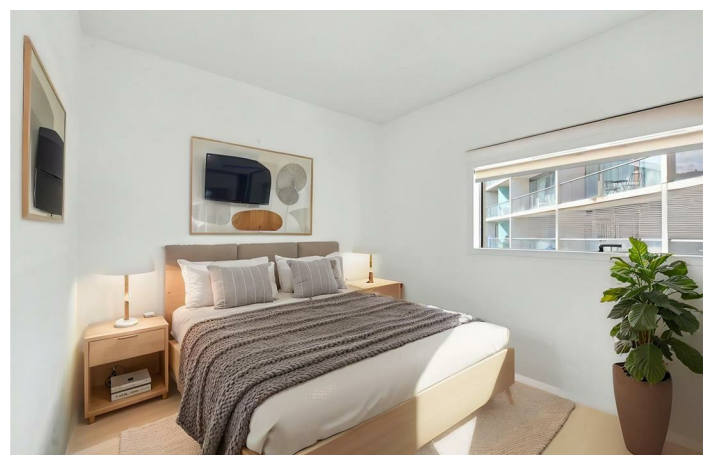
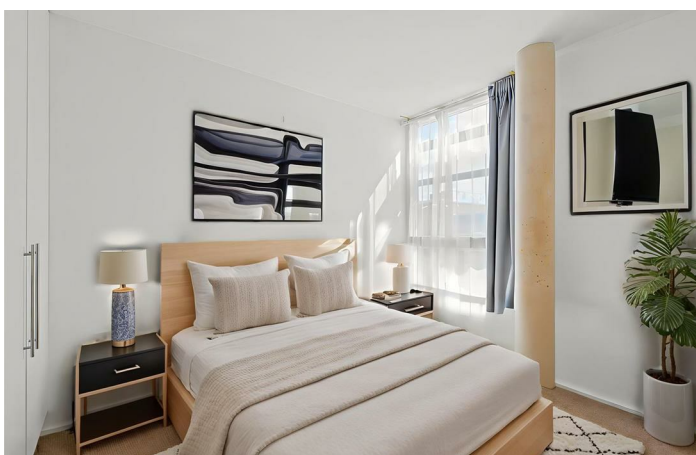
A modern and stylish two bedroom apartment situated within the Pavilion at the sought after Nottingham One development with no upward chain, ideally positioned in the heart of Nottingham City Centre, offering contemporary living with excellent access to local amenities and transport links.

The property is accessed via a secure communal entrance and benefits from lift access. Internally, the accommodation comprises a spacious open plan kitchen, lounge and dining area, featuring floor-to-ceiling windows and a sliding door opening onto a private balcony, creating a bright and airy living space. The kitchen is fitted with a range of modern wall and base units with integrated appliances, offering both style and functionality.

There are two well proportioned bedrooms, both benefiting from built-in storage, along with a modern bathroom fitted with a three-piece suite. The entrance hallway also provides useful storage space and plumbing for a washing machine. The property also benefits from having underfloor heating.

Externally, the property benefits from an allocated underground parking space and is set within a well-maintained development in a prime city centre location.

This property would make an ideal purchase for first-time buyers, professionals or investors alike, offering contemporary living in a vibrant and convenient setting.



### Entrance Hallway

Tiled flooring, built-in storage with space and plumbing for a washing machine, doors leading off to:

### Bathroom

Tiled flooring, WC, handwash basin with mixer tap, tiled splashbacks, bath with mixer tap and shower attachment.

### Bedroom One

9'90 x 9'91 approx (2.74m x 2.74m approx)

Built-in wardrobes, carpeted flooring, aluminium double glazed window.

### Bedroom Two

9'28 x 8'59 approx (2.74m x 2.44m approx )

Aluminium double glazed window, built-in storage, recessed spotlights to the ceiling, carpeted flooring.

### Open Plan Kitchen Lounge Diner

21'59 x 16'52 approx (6.40m x 4.88m approx)

Aluminium double glazed windows, aluminium double glazed sliding door giving access to the balcony, recessed spotlights to the ceiling, tiled flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring electric hob over, integrated fridge freezer, integrated dishwasher, ample space for both living and dining space.

### Outside

The property has an allocated parking space underground.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

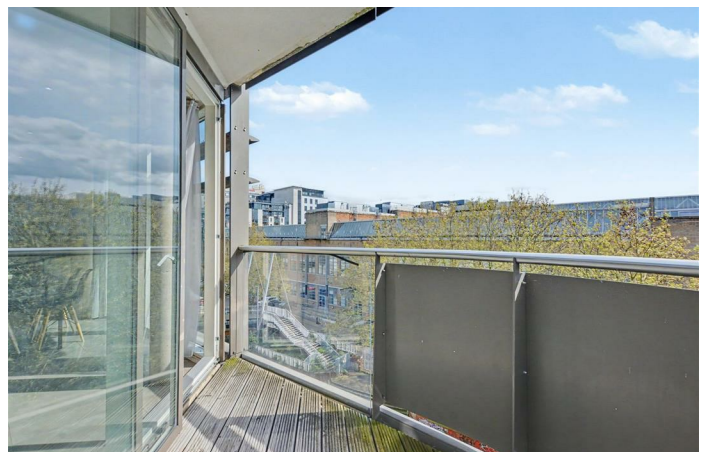
Flood Risk: No flooding in the past 5 years

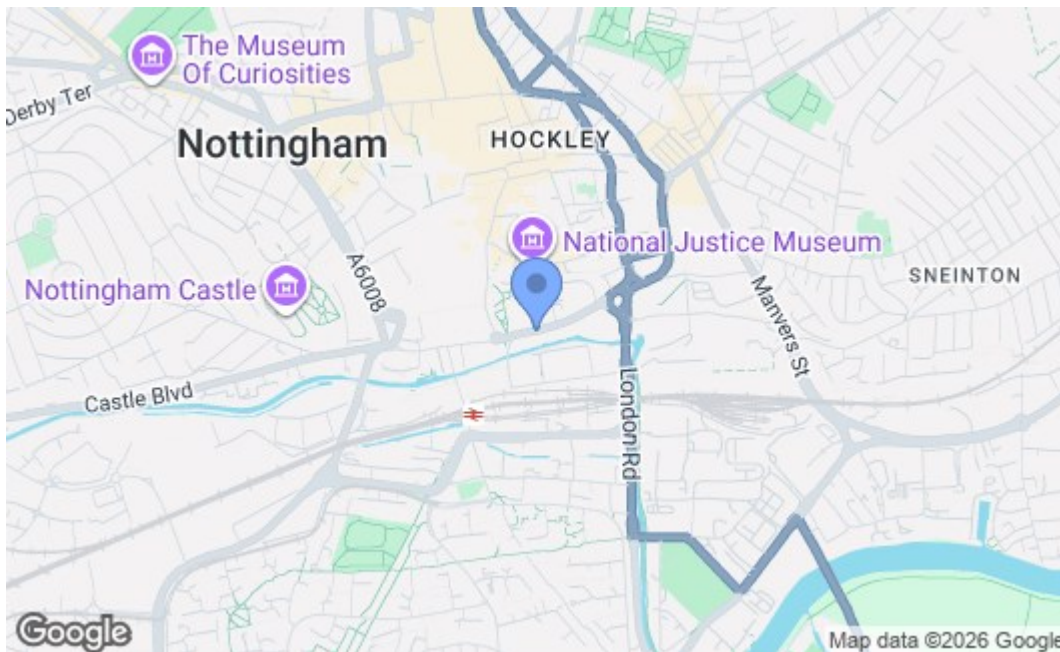
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
<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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.