



**Guide price £140,000**

**Apartment**

**Bedrooms: 2**

**Bathrooms: 1**

**Tenure: Leasehold**

GUIDE PRICE £140,000 - £150,000. WALTON & ALLEN are delighted to offer this TWO BEDROOM APARTMENT in the sought after HICKING BUILDING DEVELOPMENT. The property has accommodation briefly comprising OPEN PLAN KITCHEN/LIVING/DINING ROOM, TWO DOUBLE BEDROOMS and BATHROOM. Located within immediate proximity to NOTTINGHAM TRAIN STATION the property is also a short walk from NOTTINGHAM CITY CENTRE. The property also benefits from FOB ENTRY SYSTEM, LIFT ACCESS and on site CARETAKER. Currently let for £700pcm, this would make a great FIRST TIME BUY or INVESTMENT PROPERTY. Call to view!



#### Entrance Hall

Door to communal hallway, fitted storage cupboard and electric heater.

#### Kitchen/Living/Dining Room

19'4" x 13'4"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap. Fitted oven with hob and extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Two double glazed windows, two electric heaters.

#### Bedroom 1

19'4" x 8'5"

Fitted wardrobes with sliding mirrored doors. Double glazed window, electric heater.

#### Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC. Tiling to walls, heated towel rail.

#### Bedroom 2

8'11" x 12'6"

Two double glazed windows, electric heater.

#### Lease Informaiton

Lease: 125 years from 2004

Ground Rent: £150 per annum approx.

Service Charge: £2113.58 per annum

#### General

The property is currently let for £700pcm, however there is scope to achieve as much as £825pcm. The building benefits from on-site caretaker, lift access and fob entry system.

#### Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at

<http://geoserver.nottinghamcity.gov.uk/myproperty/>

#### Free Mortgage Advice

Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

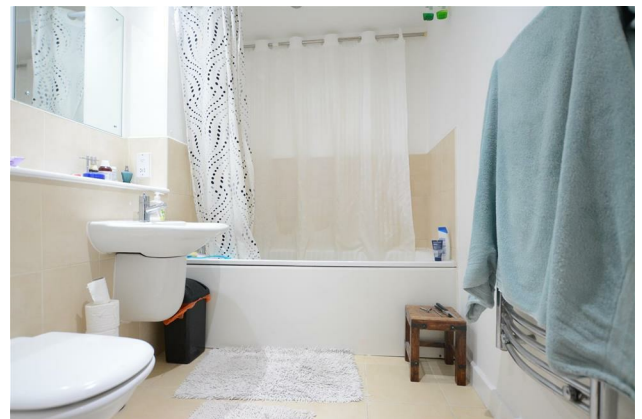
\*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. \*

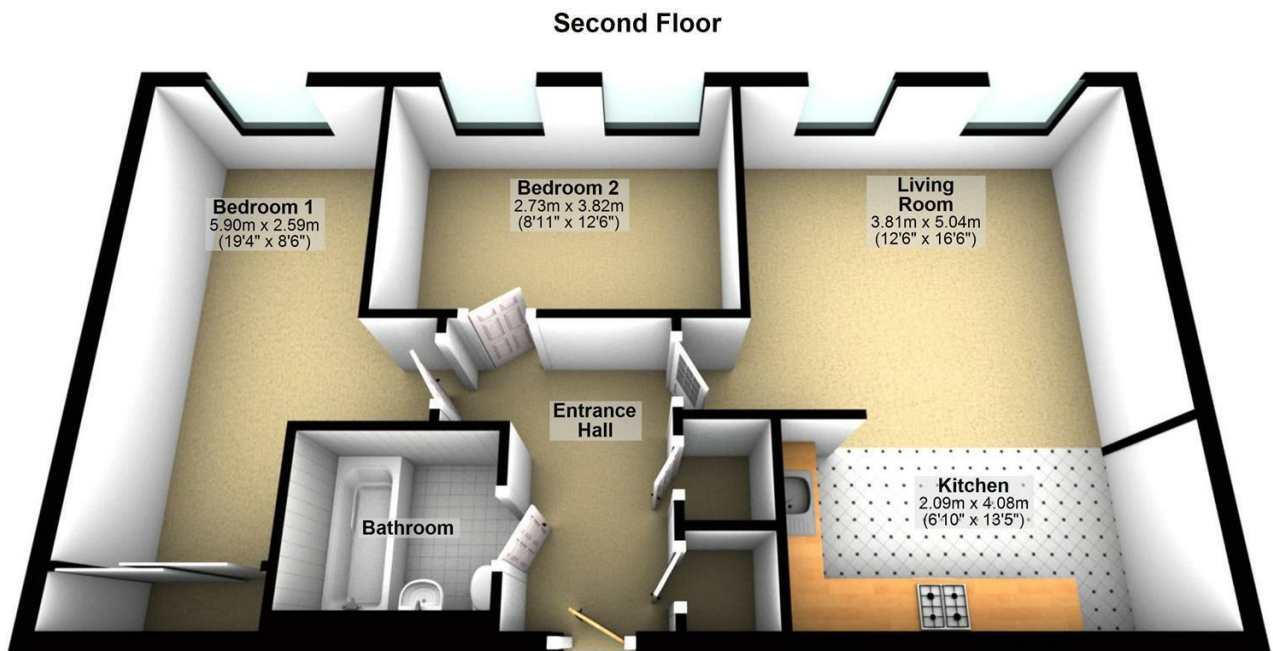
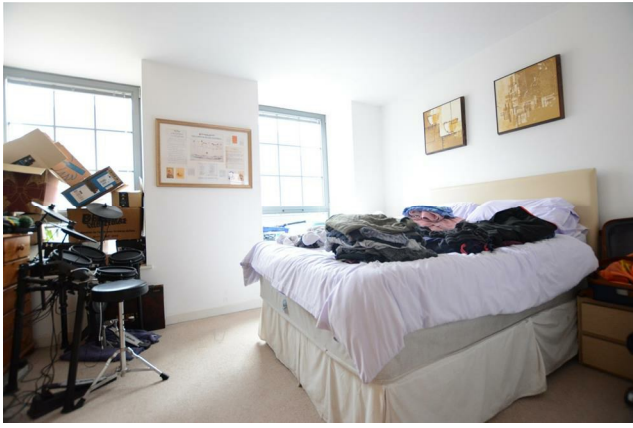
#### Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

#### Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Can you **save money** on your **mortgage**?

Potentially save thousands by visiting  
<http://bit.ly/waltonallenmortgages>

A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



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

Formed in 2000, WALTON & ALLEN has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

As specialists we are fully focused on the priorities and needs of all of our Clients, so whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include 360 degree virtual tours, 3D floorplans and most importantly have vast local knowledge of the property market and current trends.

Management of common parts of buildings is also our specialism, working with Resident Management Companies keeping service charges at 'value for money' levels and improving the environments for both residents and leaseholders. Investment and capital values improve with our influence.

We keep and improve the entire Walton and Allen portfolio in great order through our in house Maintenance team.

We have a proven track record in this property market succeeding in areas where others fail. We are committed to providing an excellent client experience.

**0115 924 3304**  
**SalesTeam@waltonandallen.co.uk**  
**www.waltonandallen.co.uk**