



624 The Litmus Building | 195 Huntingdon Street | Nottingham | NG1 3NX



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An ideal investment opportunity, this modern apartment is currently let, and is offered to the market with no upward chain.

Occupying a sixth-floor position, the apartment provides accommodation including an open plan living space incorporating the fitted kitchen area with Juliette balcony and views towards Victoria Park, two double bedrooms (en-suite to master), and a large modern bathroom. The property has an allocated underground parking space.

The Litmus Building is recognised for impressive architectural design and luxury specifications. The development offers a residents gym, swimming pool, sauna and steam room, and provides a 24 hour concierge reception.

Nottingham boasts excellent transport routes and amenities including shops, restaurants, bars, museums, parks, churches and university sites.

**ASKING PRICE £145,000**



## Directions

The Litmus Building can be located on Huntingdon Street (A60), Nottingham.

## ACCOMMODATION

### Ground Floor Communal Entrance

From the ground floor reception area, lifts and stairs rise to the sixth floor. On arrival at the sixth floor:-

### Private Entrance Door

Giving access to the:-

### Private Entrance Lobby

Video entry system, storage cupboard (housing the hot water cylinder and the immersion controls, with fitted shelving and telephone point), open access to the kitchen and living space.

### Kitchen

Fitted with a luxury range of wall and base units in white with contrasting matte grey splash backs and grey work surfaces over, single drainer sink unit with mixer tap, built in electric hob with extractor fan over, built in oven, integrated fridge/freezer and dishwasher.

Ceiling spot lights, extractor fan, electric storage heater.

### Living Area

Doors opening onto a Juliette style balcony with views towards Victoria Park, ceiling spot lights, television point, telephone point, smoke detector, electric storage heater.

### Bedroom One

Ceiling spot lights, integrated extraction, electric storage heater.

### Bedroom Two

Full height double glazed windows with views towards Victoria Park, ceiling spot lights, electric storage heater, sliding mirrored door wardrobes, door to the:-

### En-Suite Shower Room

Fitted with a three piece suite comprising a shower cubicle, a low flush wc and a wash hand basin.

Part tiling to the walls, heated towel rail.

### Bathroom

Fitted with a three piece suite comprising a panelled bath with a shower attachment over, a low flush wc, and a wash hand basin.

Ceiling spot lights, extractor fan, part tiling to the walls, shaver point, heated towel rail.

## OUTSIDE

The property has an allocated car parking space on site.

## LEASEHOLD

We have been informed by the current owners that the apartment was granted a 999 year lease upon completion of the development in 2003.

For further information on ground rent and service charges, please contact Thomas James.

### Currently Let

We are informed that the apartment is currently let at £750 per calendar month. For further information relating to this, please contact Thomas James.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Fraser Brown, Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.





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	78	84
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	75	78
EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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20 High Street, Ruddington  
Nottingham, NG11 6EH

Tel: 0115 9844660  
Fax: 0115 9844616

Email: ruddington@tjea.com  
Web: www.tjea.com



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Thomas James would like to point out that: (i) Fixtures and fittings other than those mentioned are to be agreed with the Seller. (ii) All measurements are approximate and are taken using a lazer tape. (iii) Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.