

The Litmus Building, Huntingdon Street, NG1 3NX Guide Price £100,000-£110,000 Leasehold



The Litmus Building, Huntingdon Street

1 Bedroom, 1 Bathroom

Guide Price £100,000-£110,000

- One Bedroom Fifth Floor Apartment
- Private Terrace
- City Facing Views
- Onsite Concierge Service
- Onsite Gym & Leisure Facilities
- Central Location
- Ideal Investment Opportunity Over 9% Yield

GUIDE PRICE £100,000-£110,000. ***CASH BUYERS ONLY*** Making an ideal investment purchase with tenants in situ until April 2024 or available with vacant possession, this one bedroom fifth floor apartment boasts a private terrace with City facing views. Situated in this centrally located development which offers onsite concierge service, gym & leisure facilities early viewing is strongly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	В	82 B	<87 B
69-80	С		
55-68	D		
39-54	E		
21-38	F		
1-20		G	







HALLWAY With a fitted carpet, wall mounted electric heater, intercom system, airing cupboard, utility cupboard housing a washing machine and fitted ceiling spotlights.

OPEN PLAN LIVING/DINING/KITCHEN 16' 1" x 14' 5" (4.9m x 4.39m) With a living area with double glazed windows and two doors leading out to the private terrace, fitted carpet, TV aerial and phone points, wall mounted electric heater and fitted ceiling spotlights. The kitchen comprises of a range of fitted wall and base units with a rolled edge worktop over incorporating a stainless steel sink, electric oven, inset hob with extractor over, integrated dishwasher, wood effect vinyl floor covering and fitted ceiling spotlights.

BEDROOM 10' 7" x 8' 7" (3.23m x 2.62m) With fitted carpet, wall mounted electric heater, fitted wardrobe with sliding mirrored doors and fitted ceiling spotlights.

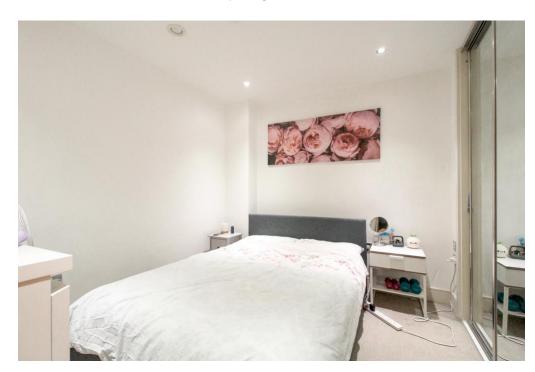
BATHROOM With a fitted suite comprising of a bath

with mixer tap and shower over, low flush w.c., pedestal wash hand basin, part wall tiling, heated towel rail, wood effect vinyl flooring and fitted ceiling spotlights.

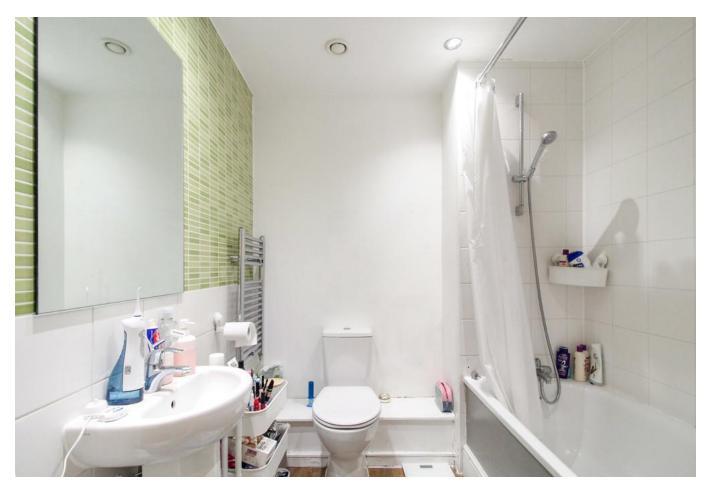
EXTERNAL The property enjoys a private terrace benefitting from elevated views from the fifth floor towards the City Centre.

AMENITIES There are a range of onsite facilities including a gym, swimming pool, Jacuzzi and steam room. Additionally, there is an onsite concierge service.

LEASE INFORMATION Remaining Lease Length: Ground Rent: Estimated Service Charge:











TOTAL FLOOR AREA: 487 sq.ft. (45.2 sq.m.) approx.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or less ors(s). Any property particulars are not an opportunity of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

