



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


MARTIN&CO

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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
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:





FIFTH FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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