



**Marco Island, Huntingdon Street, Nottingham, NG1 1AT**

Guide Price £90,000-£100,000 Leasehold

  
**MARTIN & CO**

# Marco Island, Huntingdon Street, Nottingham

1 Bedroom, 1 Bathroom

Guide Price £90,000-£100,000

- One Bedroom 9th Floor Apartment
- Far Reaching Views
- Well Presented Throughout
- Ideal Investment Opportunity
- City Centre Location
- Onsite Concierge Service

GUIDE PRICE £90,000-£100,000. Situated on the ninth floor of this popular, centrally located development this well presented one bedroom apartment features an open plan living/kitchen area with fantastic views, a double bedroom and bathroom. With an array of amenities close to hand, the development has an onsite concierge service, lift access and makes an ideal investment with tenants in situ or first time purchase.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL** Large hallway which can provide space for additional storage or study area with wood effect flooring, airing cupboard containing the hot water cylinder (replaced in 2022), ceiling light and opening out into the bedroom and living areas.

**OPEN PLAN LIVING/DINING/KITCHEN** 14' 7" x 14' 2" (4.44m x 4.32m) The kitchen offers a range of fitted high and low level units with a rolled edge laminate worktop over with upstand incorporating a stainless steel sink and drainer, integrated fridge with ice box, washing machine, dishwasher, recently refitted electric oven (2022), hob and extractor hood over and intercom system. The living area has a wall mounted electric panel heater, TV Aerial & phone points, wood effect laminate flooring and large double glazed window.

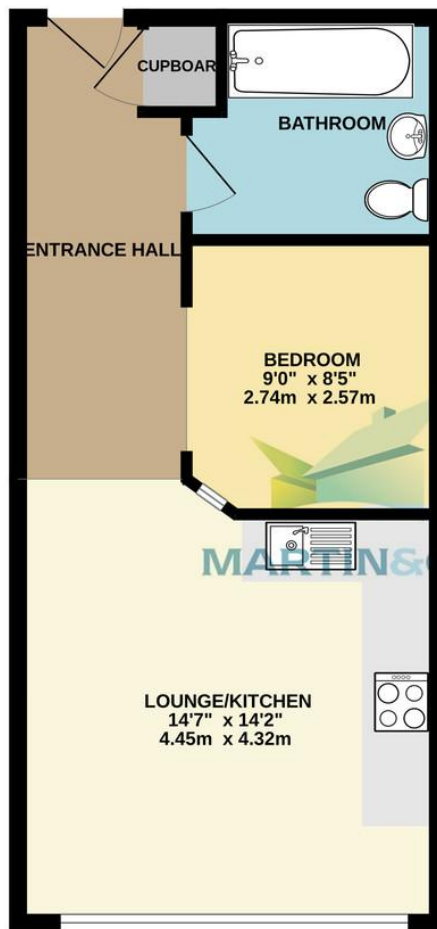
**BEDROOM** 9' x 8' 5" (2.74m x 2.57m) Double bedroom area with wood effect laminate flooring, wall mounted electric panel heater and ceiling light.

**BATHROOM** With a three piece fitted suite comprising of a Bath with chrome mixer taps and mains fitted shower over, low flush w.c, pedestal basin, heated towel rail, part wall tiling, vinyl flooring covering and ceiling light.

Situated within this popular development the property benefits from an onsite concierge service, lift access and intercom system. The property makes an ideal FTB or investment opportunity as there are tenants in situ generating an 8.8% yield and it is also being sold with no onward chain.







TOTAL FLOOR AREA : 409 sq.ft. (38.0 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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## Martin & Co Nottingham

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