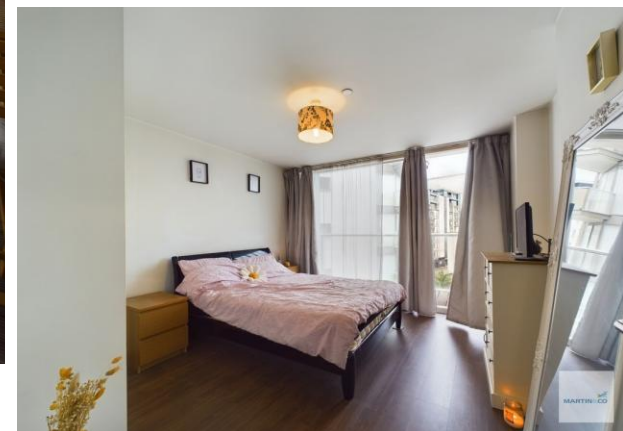


FOR SALE



Nottingham One, Canal Street, Nottingham, NG1 7HL
Guide Price £170,000-£180,000

MARTIN&CO



Nottingham One, Canal Street

2 Bedrooms, 1 Bathroom
Guide Price £170,000-£180,000

- Two Bedroom Third Floor Apartment
- Canal Views
- Two Private Balconies
- Two Double Bedrooms
- Allocated, Underground Parking Space
- EWS1 Approved
- Popular Development
- Leasehold



EWS1 CERTIFICATE AVAILABLE Boasting two south facing private balconies with canal views the bright and spacious apartment offers a contemporary finish throughout. The accommodation comprises of a large entrance hall with fitted storage and utility cupboards and opens out into a living/dining/kitchen space complete with integrated appliances. There are two double bedrooms - both with fitted storage - and a modern bathroom. Externally, alongside the stunning private terraces the property also benefits from an allocated parking space. Being offered with no onward chain, early viewing is strongly recommended.

HALLWAY 12' 0" x 7' 8" (3.66m x 2.34m) With wood effect laminate flooring, fitted storage housing washing machine and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 20' 4" x 12' 0" (6.2m x 3.66m) The fitted kitchen comprises of a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and

drainer, upstand and back splash, integrated electric oven, hob and extractor over, integrated fridge, freezer and dishwasher, wood effect laminate flooring and fitted ceiling spotlights. The living/dining area has wood effect laminate flooring, a wall mounted radiator, double glazed window and door leading to the private balcony and ceiling light.

MASTER BEDROOM 12' 1" x 10' 0" (3.68m x 3.05m) With wood effect laminate flooring, fitted wardrobes, wall mounted radiator, double glazed window to the rear elevation and door leading out to the private balcony.

BEDROOM TWO 12' 7" x 10' 0" (3.84m x 3.05m) With wood effect laminate flooring, fitted wardrobes, wall mounted radiator, double glazed window to the rear elevation and door leading out to the private balcony.

BATHROOM Comprising of a panelled bath with a chrome mixer tap with shower attachment over, low flush w.c., half pedestal wash hand basin, ceramic

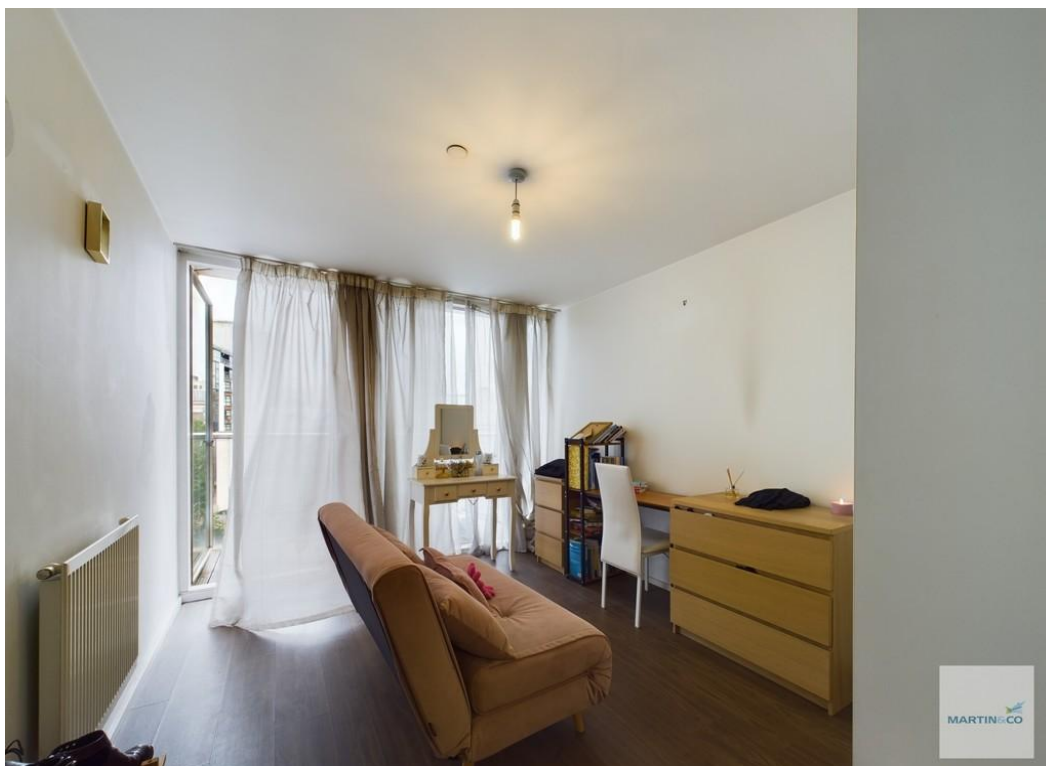
floor and part wall tiling, heated towel rail and ceiling light.

EXTERNAL The property enjoys two private balconies which are south facing and have superb views over the canal. There is also an underground, allocated parking space.

LEASE INFORMATION Estimated Annual Service Charge £

Annual Ground rent £250.00

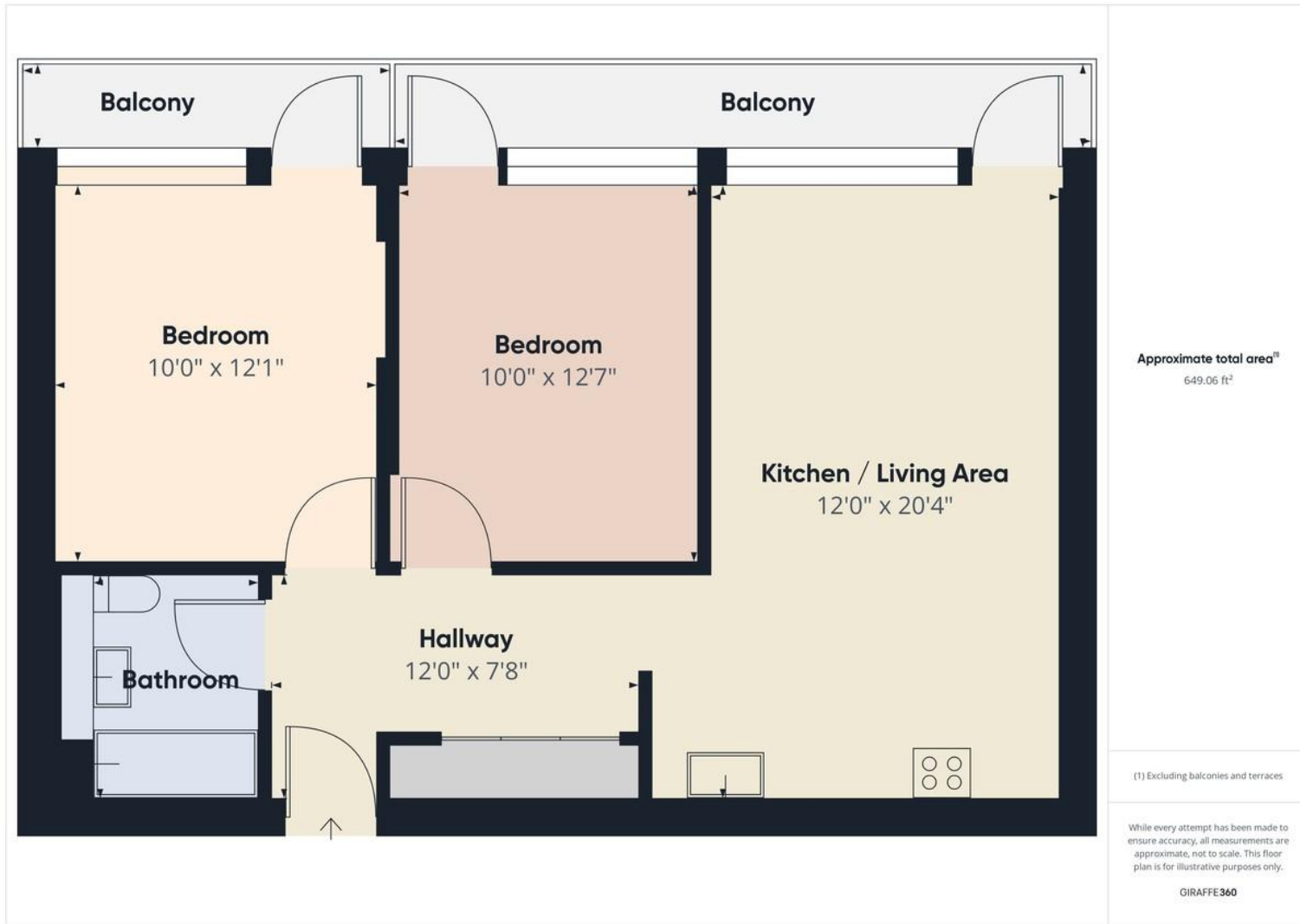
Number Of Years Remaining On Lease:





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 83 B	← 83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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 lessors(s). Any property particulars are not an offer or contract, nor form part 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.