



The Hicking Building, Queens Road, Nottingham, NG2 3BX
£150,000 Leasehold



The Hicking Building, Queens Road

2 Bedrooms, 2 Bathroom

£150,000

- Two Double Bedroom Ground Floor Apartment
- Master Bedroom With En-Suite & Fitted Wardrobe
- Open Plan Living
- No Onward Chain
- Gated, Allocated Parking Space

Suitable for a wide range of buyers, this deceptively spacious two double bedroom ground floor apartment is being brought to the market with no onward chain. The property briefly comprises of an entrance hall, open plan living/dining/kitchen, master bedroom with fitted wardrobe and en-suite, second double bedroom and bathroom. The property also benefits from a gated parking space.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY With a fitted carpet, storage cupboard, airing cupboard, wall mounted electric heater and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 24' 3" x 11' 11" (7.39m x 3.63m) The spacious open plan living area has a double glazed window to the front elevation, wood effect laminate flooring, wall mounted electric heater and three wall lights. The well equipped kitchen has a range of high and low level units with a rolled edge worktop over with upstand incorporating a one and quarter bowl stainless steel sink and drainer, integrated electric oven, hob and extractor hood over, fridge, freezer, washing machine and dishwasher, ceramic tiled flooring and fitted ceiling spotlights.

MASTER BEDROOM 14' 10" x 12' 9" (4.52m x 3.89m) With a fitted carpet, fitted wardrobe with mirrored sliding doors, double glazed window with a side elevation to the courtyard, wall mounted electric heater and two wall lights.

EN-SUITE Comprising of a shower enclosure with a mains fed mixer bar shower, low flush w.c., half pedestal wash hand basin, ceramic tiled floor and part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 17' 3" x 8' 4" (5.26m x 2.54m) With a fitted carpet, double glazed window to the front elevation, wall mounted electric heater and two wall lights.

BATHROOM Comprising of a bath with mixer tap and hand held shower attachment. low flush w.c., half pedestal wash hand basin, ceramic tiled floor and part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

EXTERNAL The property benefits from a gated, allocated parking space.

LEASE INFORMATION Years Remaining On Lease: 106 Years

Ground Rent: £250 per annum

Estimated Service Charge: Approx. £2,002 per annum





GROUND FLOOR
801 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.5 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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