



**Marco Island, Huntingdon Street, Nottingham, NG1 1AS**  
£105,000 Leasehold

  
**MARTIN&CO**

# Marco Island, Huntingdon Street

1 Bedroom, 1 Bathroom

£105,000

- One Bedroom Sixth Floor Apartment
- Fantastic City Centre Views
- Onsite Concierge Service
- Centrally Located Development
- Open Plan Living
- Ideal FTB or BTL

Situated on the Sixth floor of this popular development with fantastic views across the City skyline, this one bedroom apartment is situated in this sought after, centrally located development benefitting from an onsite concierge service. Making an ideal first time purchase or investment opportunity, early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

**OPEN PLAN LIVING/DINING/KITCHEN** 16' 8" x 14' 3" (5.08m x 4.34m) 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, electric oven, 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 with views across the City Centre.

**BEDROOM** 9' x 8' 4" (2.74m x 2.54m) 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.

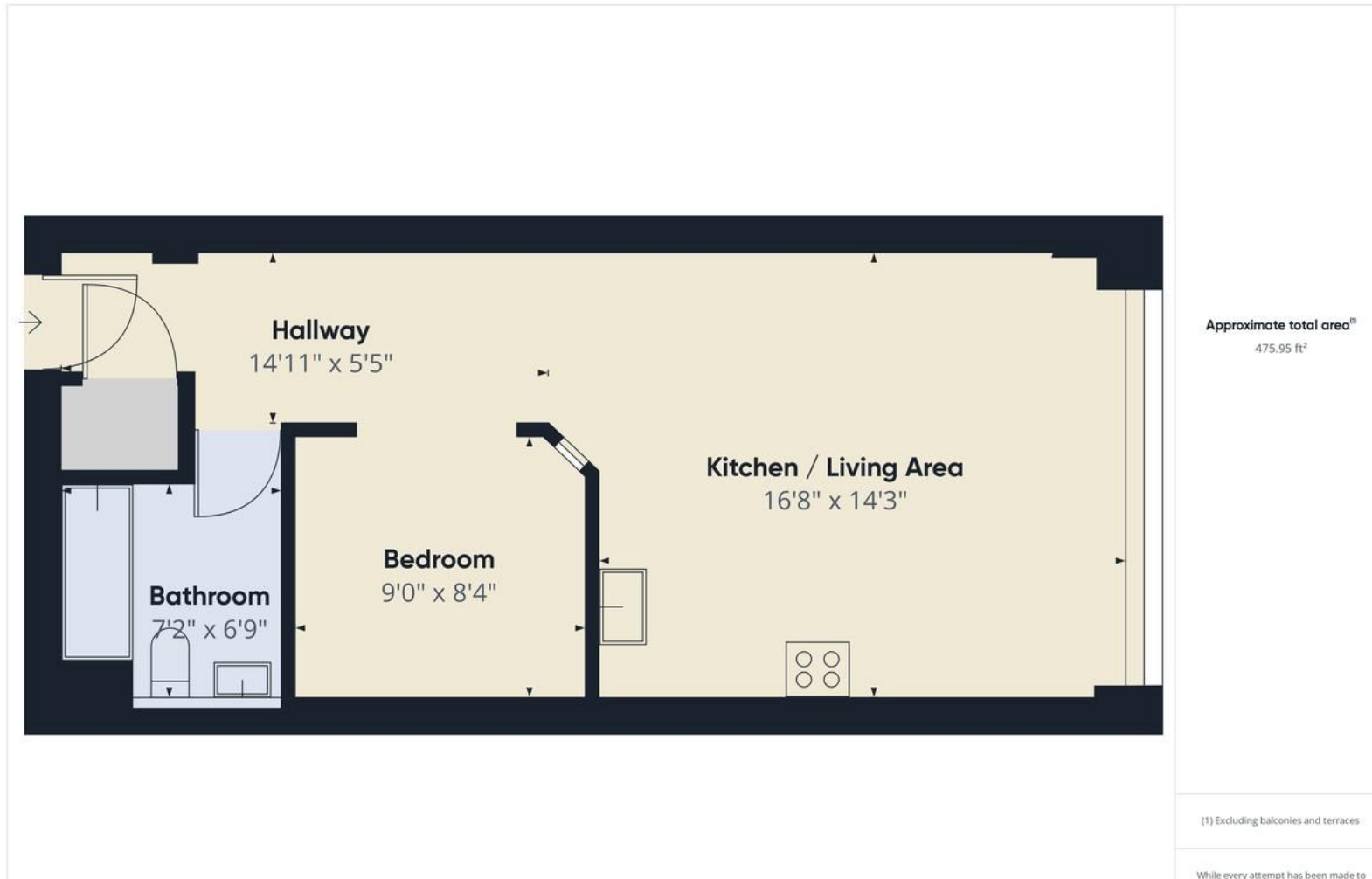
**NOTES** Situated within this popular development the property benefits from an onsite concierge service, lift access and intercom system. The property makes an ideal FTB or investment opportunity and is being offered with no onward chain.

**LEASE INFORMATION** Remaining Lease Length: 132 Years  
Ground Rent: £322 Per Annum  
Estimated Service Charge:









## Martin & Co Nottingham

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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.