



The Litmus Building, Huntingdon Street, Nottingham, NG1 3NX

Auction Guide Price £80,000 Leasehold



The Litmus Building, Huntingdon Street

2 Bedrooms, 2 Bathroom

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- Two Bedroom Sixth Floor Apartment
- Juliet Balcony With Spectacular City Centre Views
- Onsite Gym & Leisure Facilities
- Onsite Concierge Service
- Allocated Parking
- For Sale by Modern Auction – T & C's apply

Making for an excellent potential investment this two bedroom sixth floor corner apartment boasts a spacious interior and is situated within this ever popular building complete with onsite concierge service and leisure facilities. The apartment, requiring some TLC, comprises of an entrance hall which opens out into a light and bright open plan living/dining/kitchen with Juliet balcony and spectacular views across the City Centre skyline. There are two double



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

bedrooms (both with fitted storage and the master with an en-suite shower room) alongside a main bathroom. The property benefits from an allocated parking space and is being offered with no onward chain.

HALLWAY With fitted carpet, airing cupboard and storage cupboard, intercom system, wall mounted electric panel heater and fitted ceiling spotlights.

OPEN PLAN LIVING/DINING/KITCHEN 21' x 11' 7" (6.4m x 3.53m) This bright and spacious open plan living space comprises of a fitted kitchen with high and low level units with a rolled edge worktop over with back splash incorporating a stainless steel sink, integrated electric oven, extractor, integrated fridge with ice box and dishwasher, vinyl flooring and fitted ceiling spotlights. The living/dining area has fitted carpet, dual aspect double glazed windows and Juliet balcony with views across the city centre skyline, wall mounted electric panel heater and fitted ceiling spotlights.

MASTER BEDROOM 10' 5" x 10' 1" (3.18m x 3.07m) With fitted carpet, double glazed window, fitted wardrobe with sliding mirrored doors, wall mounted electric panel heater and fitted ceiling spotlights.

EN-SUITE Comprising of a double wide walk in shower enclosure with a mains fed mixer bar shower, pedestal wash hand basin, low flush w.c., wood effect vinyl floor covering, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 9' 5" x 8' 10" (2.87m x 2.69m) With fitted carpet, fitted wardrobe with sliding mirrored doors, wall mounted electric heater and fitted ceiling spotlights.

BATHROOM Comprising of a bath with chrome mixer taps with shower attachment and riser over, pedestal wash hand basin, low flush w.c., wood effect vinyl floor covering, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

EXTERNAL The property benefits from an allocated parking space. Situated within this popular and centrally located development there is an onsite concierge service and gym & leisure facilities for residents.

AUCTIONEER COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes



payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

REFERRAL ARRANGEMENTS The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will benefit you; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted, please be aware that the Auction Coordinator or Partner Agent may receive payment for the recommendation. Where this is the case, the Partner Agent and Auctioneer will inform you of any referral arrangements and any payment they will receive, prior to any services being taken by you.







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