

## 1 bed apartment to buy in NG1

Huntingdon Street, Nottingham,  
Nottinghamshire, NG1 1AP

**£50,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

-  Being Sold via Secure Sale online bidding. Terms & Conditions apply.
-  Immediate 'exchange of contracts' available
-  One bedroom studio-style
-  Open plan living/dining/kitchen
-  EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This is a great investment opportunity - Currently let at £950 per calendar month.

Extremely well presented furnished one bedroom apartment located in this modern, popular development, appointed to an extremely high standard.

The property boasts open plan lounge, dining room with kitchen (includes integrated appliances).

Separate bedroom area along with large bathroom with shower over bath.

Council - Nottingham City Council

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 125

Annual Ground Rent Amount: £474.00

Annual Service Charge Amount: £1,664.00

Price: Starting Bid £50,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Huntingdon Street, Nottingham, Nottinghamshire, NG1 1AP

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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