

**Apartment 311, Marco Island, Huntingdon  
Street, Nottingham, Nottinghamshire NG1 1AP**

**£99,950**

Tel: 0115 9680268



- Modern Kitchen
- Neutral Bathroom
- Open Plan Living
- Great City Centre Access
- Spacious Bedroom Area
- Modern Studio Apartment

An excellent opportunity which is perfect for those looking for a city centre investment with proven track records of full occupancy due to its impressive location, this modern, well finished apartment comes located in a phenomenally convenient location in the heart of the city centre, just a short walk from all the local amenities Nottingham City centre has to offer.

The property is currently achieving around £850pcm and is currently occupied by well-respected working professionals.

The internal accommodation is well thought out and planned to utilise its space to its maximum with a double bedroom area, neutral three piece bathroom and a open plan living space with modern fitted kitchen.

Externally, this property stands in a substantial block of other similar apartments and the location is certainly on its side and always proves to be an excellent fully let property due to its placement in the heart of the city closely located to all the bars, restaurants and all the other fantastic amenities Nottingham City centre has to offer.

### OPEN PLAN LIVING

w: 9.22m x l: 4.32m (w: 30' 3" x l: 14' 2")

A generous open plan living area benefiting from ample living space and fully fitted modern kitchen. Having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring hob, wall mounted extractor hood. There is also a radiator, ceiling lighting and a large double glazed full width window to the front elevation.

### BEDROOM ONE

w: 2.74m x l: 2.54m (w: 9' x l: 8' 4")

A generous bedroom space, open plan off the hall and living area with a radiator and ceiling lighting.

### BATHROOM

w: 2.62m x l: 2.18m (w: 8' 7" x l: 7' 2")

A neutral, spacious bathroom with three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also ceiling lighting, extractor fan and a wall mounted towel radiator.

### VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

### TENURE

GROUND RENT - £474.72 per year / ANNUAL SERVICE CHARGE- £1,867.54 / LENGTH OF LEASE - 128 years left.

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

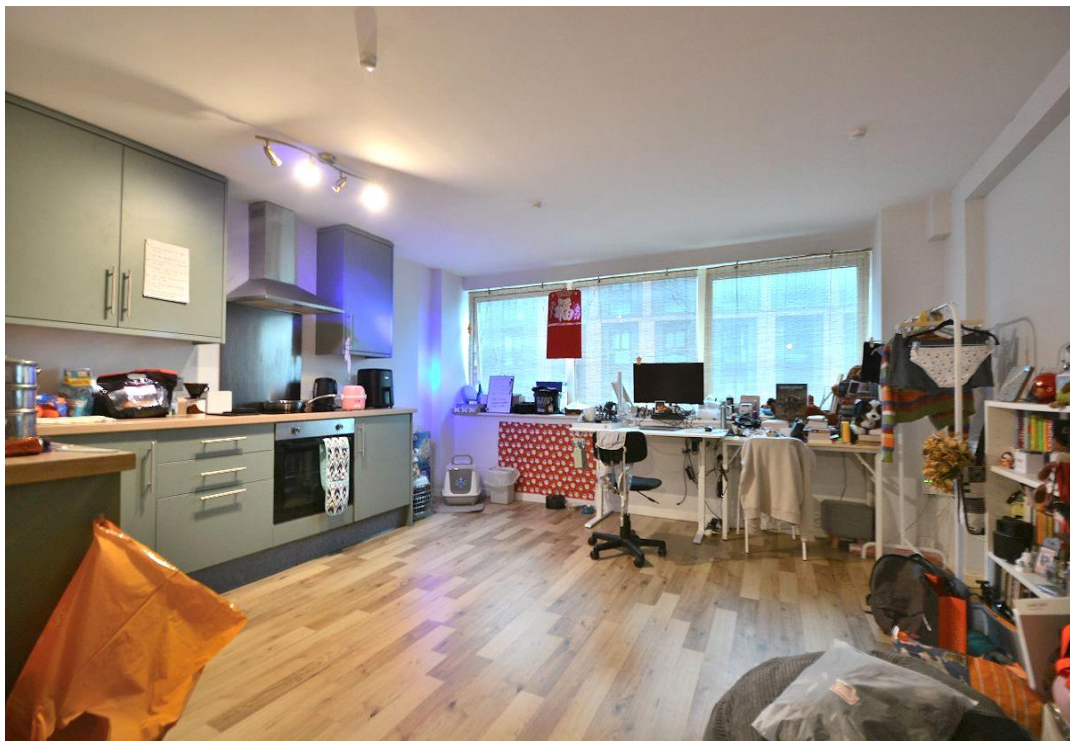
### MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

### FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









Viewing by appointment only  
JMS Sales & Lettings  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: [enquiries@jmslettings.co.uk](mailto:enquiries@jmslettings.co.uk) Website: [jmssalesandlettings.co.uk/](http://jmssalesandlettings.co.uk/)

