



The Hicking Building, Queens Road, Nottingham, NG2 3BU

Guide Price **£170,000**

Apartment, 2 Bedrooms

Huge Private Terrace of over 1000 square feet!!! This two bedroom, two bathroom warehouse conversion apartment boasts high ceilings and well proportioned accommodation throughout and offers in excess of 780 square feet of accommodation. The apartment has an enormous private terrace which is larger than the internal footprint of the apartment and provides incredible entertaining space. The master bedroom has an en-suite shower room and built in wardrobe. The semi open plan kitchen diner has two large windows and a door onto the terrace. There is a second double bedroom and modern bathroom. Currently Tenanted £900 Per Calendar Month.

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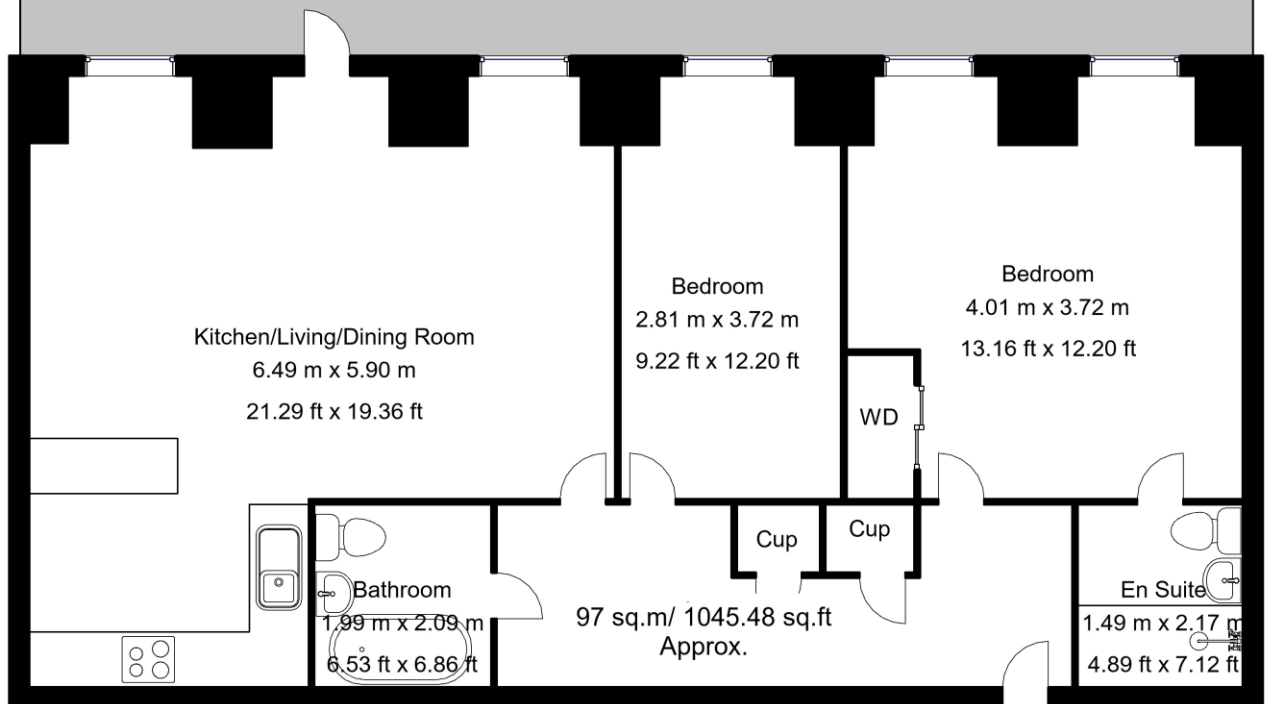
Key features:

- In Excess of 1000 Square Feet of Internal Accommodation
- Huge Private Terrace Ideal for Entertaining
- Semi Open Plan Kitchen Diner & Living Space
- Master Bedroom with En-suite & Built in Wardrobes
- Second Double Bedroom & Bathroom
- Currently Tenanted £900 Per Calendar Month

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Private Terrace



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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