

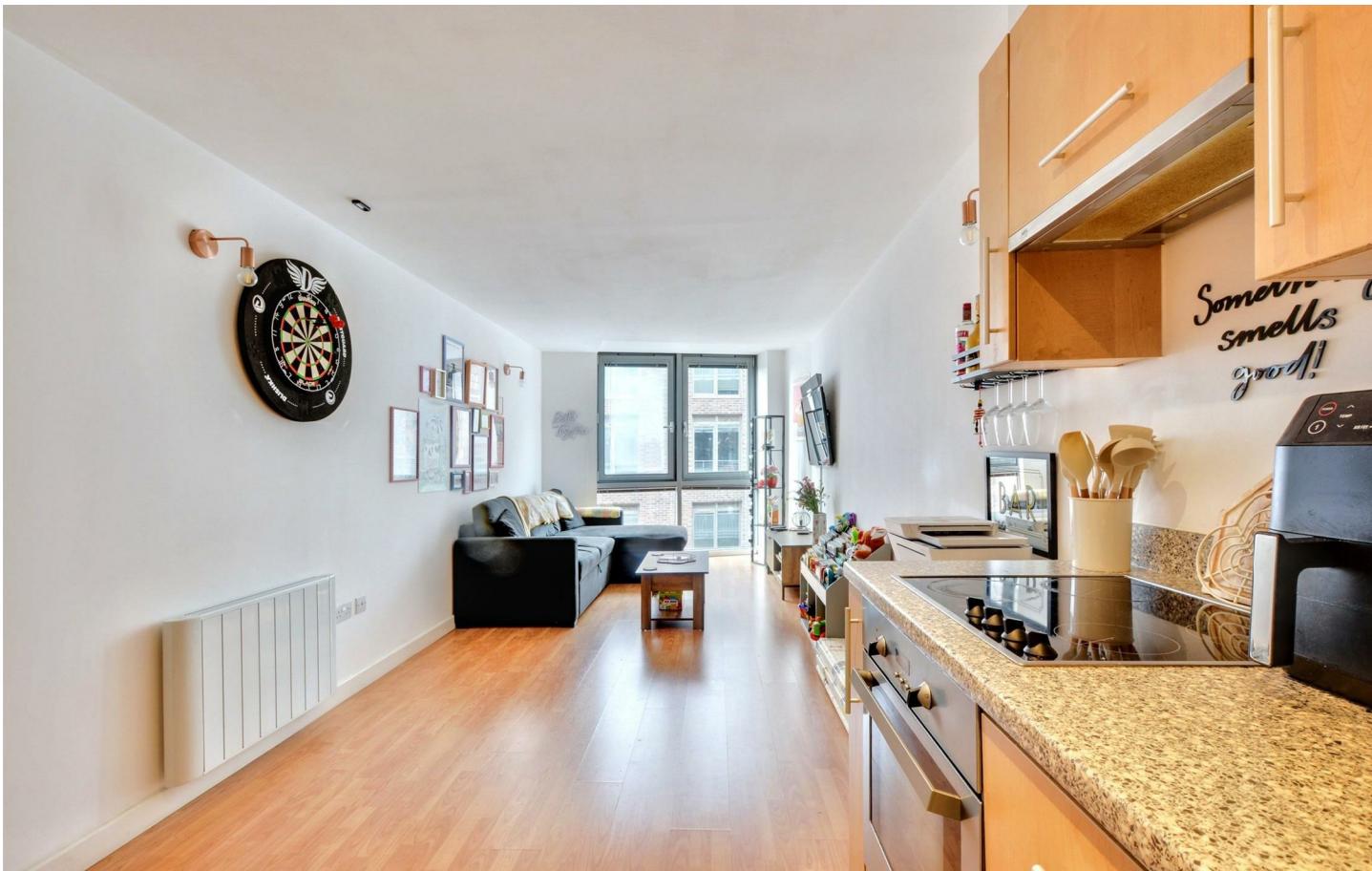


**The Hicking Building, Queens Road
, Nottingham NG2 3AT**

Guide Price £100,000 Leasehold

One-Bedroom Apartment, The Hicking Building, Nottingham (4th Floor)

Modern City Living Opposite Nottingham Train Station – Energy Efficient, Ideal for First-Time Buyers & Students



Price Guide £100,000 - £110,000

Set within the highly desirable Hicking Building development, this spacious and modern one-bedroom apartment offers the perfect blend of comfort, convenience, and lifestyle. Positioned on the fourth floor with lift access, the apartment enjoys a bright and airy feel throughout, along with elevated views of the city skyline.

Located directly opposite Nottingham Train Station, this is an ideal home for commuters, students, first-time buyers, or investors looking for a strong rental opportunity. The property benefits from secure fob-controlled building entry, and excellent energy efficiency, making it a low-maintenance, cost-effective choice in the heart of the city.

Inside, the apartment comprises a generous double bedroom, a stylish open-plan living and kitchen area, and a contemporary bathroom with quality fittings. The kitchen comes fully fitted with integrated appliances, while the living area offers ample space for dining, working, or relaxing.

One of the standout features of this apartment is its prime location. Residents benefit from immediate access to Nottingham's public transport network, including tram and bus services, and are only a short stroll from the vibrant city centre, with its wide range of shops, cafes, restaurants, and nightlife.

Nature lovers will appreciate the easy access to the Victoria Embankment, a popular riverside park ideal for walks, running, or cycling, while those looking for local charm will enjoy being within reach of West Bridford town centre — home to boutique shops, lively bars, and weekend markets.

The building itself is well maintained, with a strong sense of community and professionally managed communal areas. The apartment also boasts a high energy efficiency rating, helping to keep utility bills low, which is ideal for buyers looking for affordable city living.

Whether you're stepping onto the property ladder, searching for a well-located city pad, or investing in a proven rental hotspot, this apartment ticks all the boxes.

This is a rare opportunity to secure a quality apartment in one of Nottingham's most connected and thriving locations. Early viewing is highly recommended.



Entrance Hallway

6'9" x 6'10" approx (2.075 x 2.094 approx)

Carpeted flooring, wall mounted intercom system, airing cupboard, built-in storage housing hot water cylinder, doors leading off to:

Open Plan Living Kitchen

9'3" x 29'6" approx (2.843 x 9.003 approx)

Living Space

Laminate floor covering, wall mounted storage heater, double glazed windows to the rear elevation.

Kitchen

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with four ring induction hob over and extractor hood above, integrated washing machine, integrated fridge freezer, tiled flooring, recessed spotlights to the ceiling.

Bedroom

16'6" x 9'2" approx (5.035 x 2.809 approx)

Carpeted flooring, wall mounted storage heater, built-in wardrobes, double glazed window to the rear elevation.

Bathroom

6'10" x 5'7" approx (2.108 x 1.711 approx)

Tiled flooring, tiled splashbacks, panelled bath with rainwater shower over, WC, vanity wash hand basin with mixer tap, chrome heated towel rail, recessed spotlights to the ceiling.

Outside

Secure entrance to the building, parking available.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

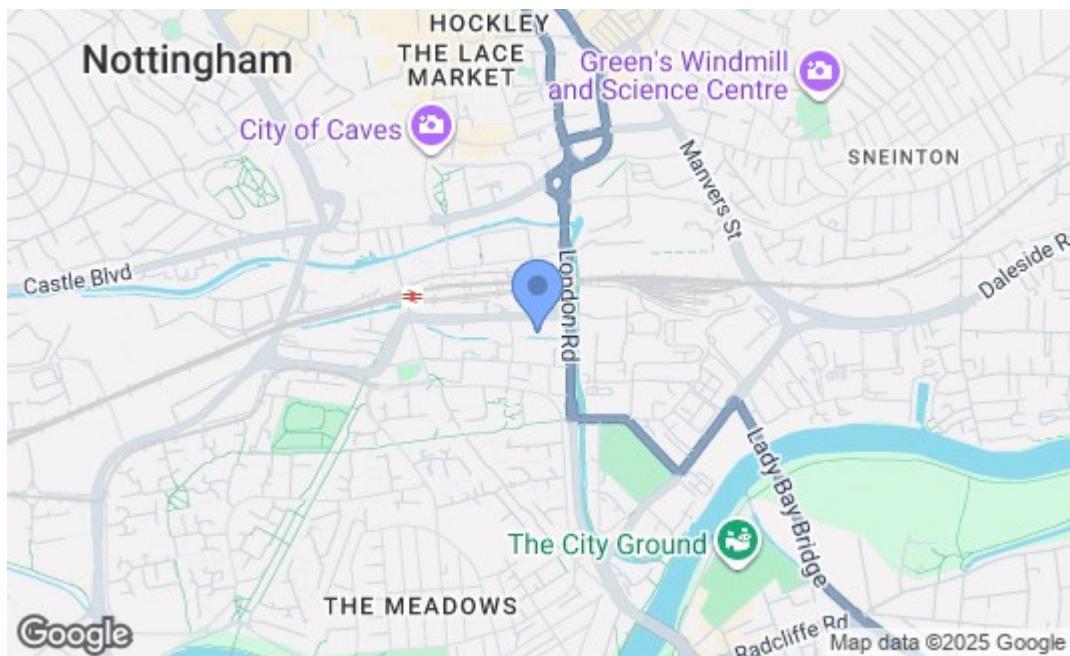
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	83	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.