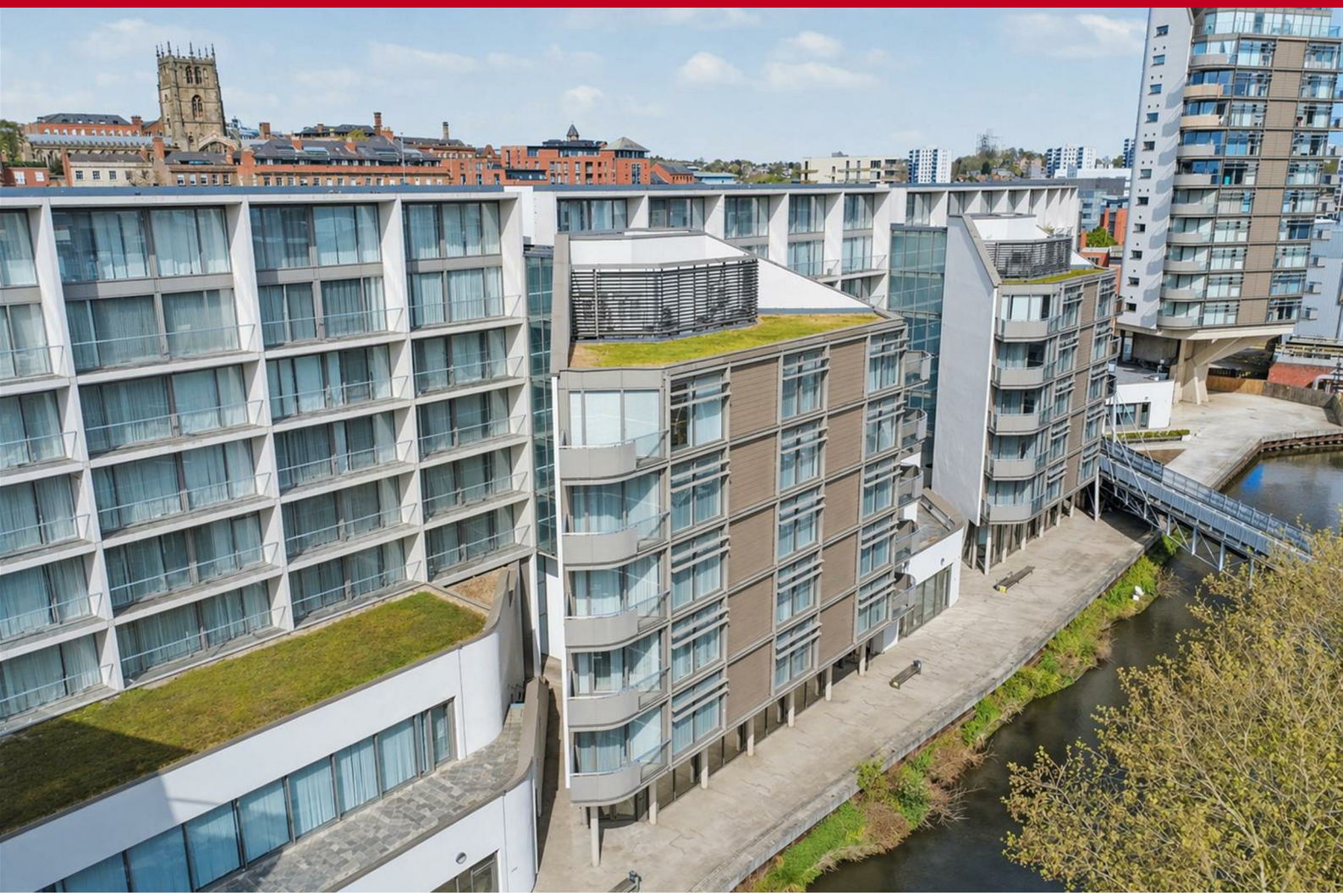
Robert Ellis

look no further...







Canal Street,
, Nottingham
NG1 7HP

£55,000 Leasehold

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FOR SALE VIA AUCTION THURSDAY 26TH NOVEMBER 2026

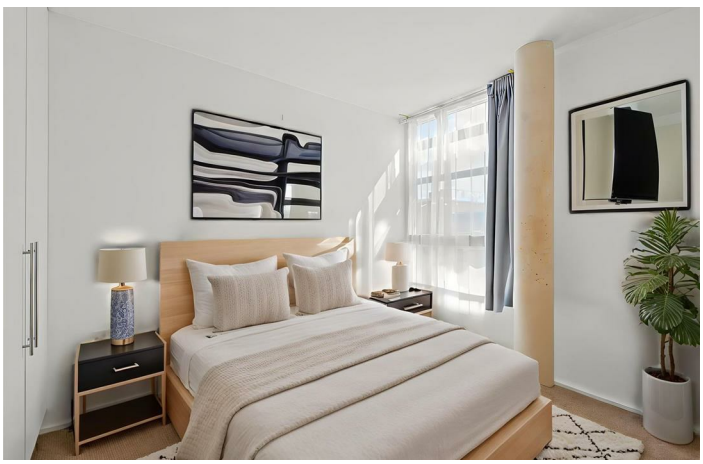
A modern and stylish two bedroom apartment situated within the Pavilion at the sought after Nottingham One development with no upward chain, ideally positioned in the heart of Nottingham City Centre, offering contemporary living with excellent access to local amenities and transport links.

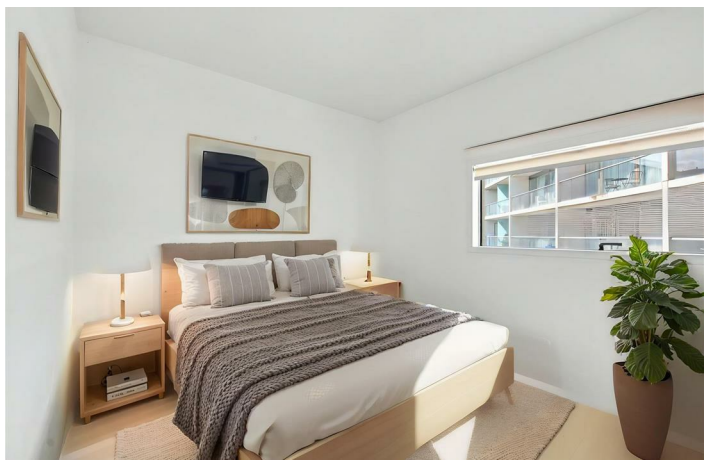
The property is accessed via a secure communal entrance and benefits from lift access. Internally, the accommodation comprises a spacious open plan kitchen, lounge and dining area, featuring floor-to-ceiling windows and a sliding door opening onto a private balcony, creating a bright and airy living space. The kitchen is fitted with a range of modern wall and base units with integrated appliances, offering both style and functionality.

There are two well proportioned bedrooms, both benefiting from built-in storage, along with a modern bathroom fitted with a three-piece suite. The entrance hallway also provides useful storage space and plumbing for a washing machine. The property also benefits from having underfloor heating.

Externally, the property benefits from an allocated underground parking space and is set within a well-maintained development in a prime city centre location.

This property would make an ideal purchase for first-time buyers, professionals or investors alike, offering contemporary living in a vibrant and convenient setting.





Entrance Hallway
Tiled flooring, built-in storage with space and plumbing for a washing machine, doors leading off to:

Bathroom
Tiled flooring, WC, handwash basin with mixer tap, tiled splashbacks, bath with mixer tap and shower attachment.

Bedroom One
9'90 x 9'91 approx (2.74m x 2.74m approx)
Built-in wardrobes, carpeted flooring, aluminium double glazed window.

Bedroom Two
9'28 x 8'59 approx (2.74m x 2.44m approx)
Aluminium double glazed window, built-in storage, recessed spotlights to the ceiling, carpeted flooring.

Open Plan Kitchen Lounge Diner
21'59 x 16'52 approx (6.40m x 4.88m approx)
Aluminium double glazed windows, aluminium double glazed sliding door giving access to the balcony, recessed spotlights to the ceiling, tiled flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring electric hob over, integrated fridge freezer, integrated dishwasher, ample space for both living and dining space.

Outside
The property has an allocated parking space underground.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Underfloor Heating
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 8mbps 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

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

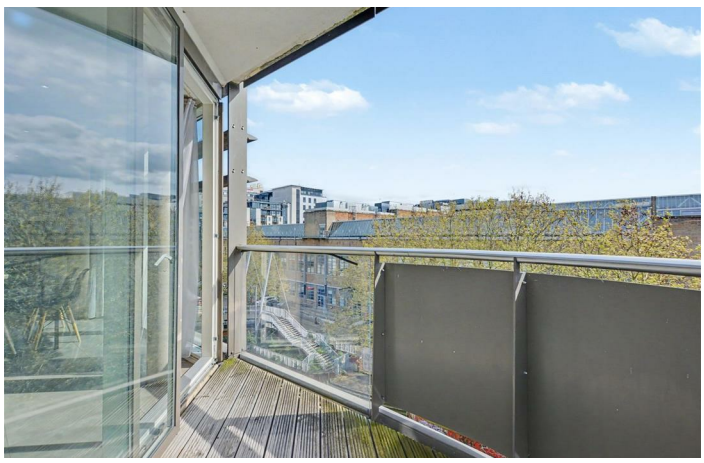
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

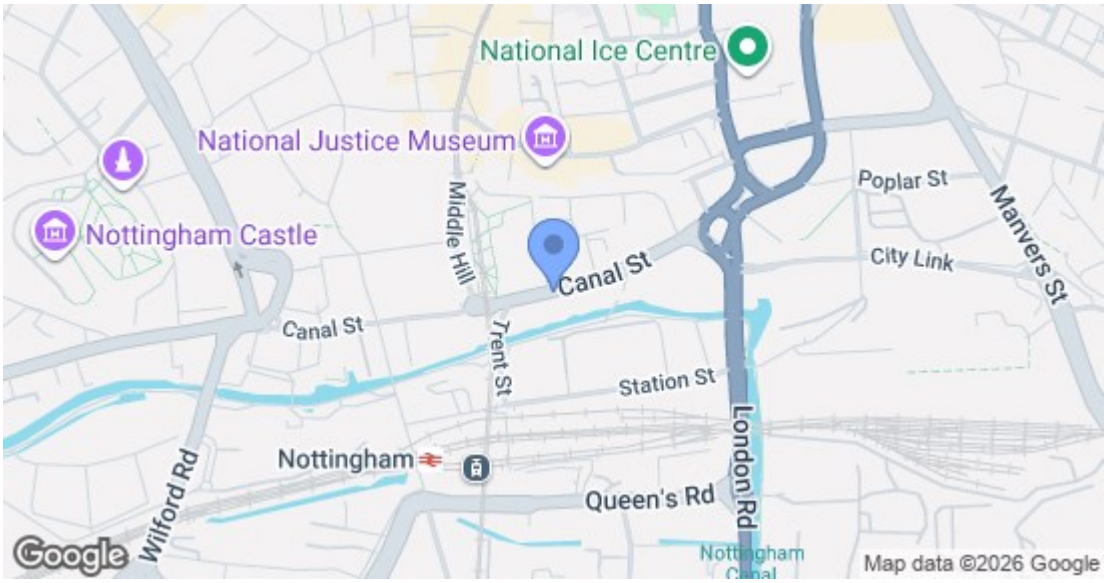
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

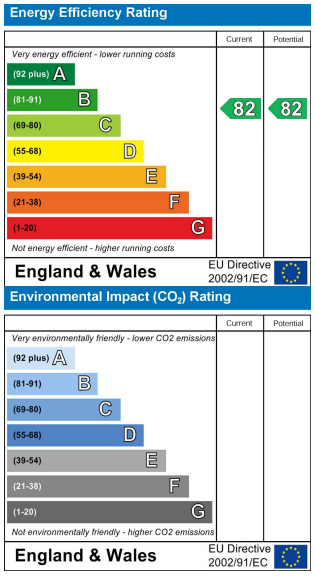












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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