



£145,000 OIRO

The Litmus Building

Apartment | 2 Bedrooms | 2 Bathrooms

0115 697 28 29

**NORMAN GALLOWAY**  
Customer Focus | Delivering Results

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# Step Inside

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## Key Features

- 2 Bedroom 2 Bathroom
- Concierge
- Swimming Pool
- Gym
- Balcony
- Views over Nottingham
- 10th Floor with Lift
- Ensuite Bathroom
- Close to local shops
- Integrated Appliances

## Property Description

Located right in the city centre. With spacious open plan living & 2 good sized double bedrooms, bathroom and shower room, complete with fitted wardrobes and built-in appliances.

Tenants in-situ - rolling periodic tenancy

NO UPWARD CHAIN

Cash Buyers preferred.

## Main Particulars

Norman Galloway is proud to present this bright and spacious 2 bedroom; 2-bathroom apartment situated on the 10th floor in the ever-popular Litmus Building located in Nottingham City Centre..

TENANTS IN SITU - PERIODIC TENANCY

CASH BUYERS PREFERRED

This property is perfect for a landlord who is looking to expand their portfolio, or an investor.\* The property features tenants in situ, with a periodic tenancy requiring 4 months landlord notice. Norman Galloway Estate Agency currently manage this apartment.

Concierge

The Litmus Building is served by a 9-5 concierge which is situated on the ground floor in the entrance foyer.

Leisure Facilities

The Litmus Building is served by excellent leisure facilities which include fully equipped gym and swimming pool.

Furnished

The current owner will be leaving the sofa, 2 x desks, ample coffee tables, dining table, chairs, 2 x double beds and the major electrical kitchen appliances such as, dishwasher, washer dryer, fridge and freezer, oven, hob, cooker hood extractor.

The open plan lounge benefits from stunning views across Nottingham and comes complete with a Juliet balcony.

USEFUL INFORMATION:

- EPC: C exp September 2028
- EICR: Satisfactory exp June 2029
- Council Tax Band C
- No gas at the property
- Within Selective Licencing Area for Nottingham City Council

- Ground Rent £250 p/a
- Maintenance Charge approximately £1476 per 6 months

#### IMPORTANT INFORMATION REGARDING EWS1 FORM:\*

To our understanding, the block management company, Residential Management Group (RMG), are currently in the PRE-TENDER SUPPORT stage of applying for BSF to maintain the required regulations. This is the application process for planning permissions and funding to assess and change the cladding/exterior of the building. The EWS1 form is a certificate that is issued upon the completion of this process meaning that until the process is completed, the EWS1 form will not be issued.

RMG have confirmed that "the Pre-Construction Services Agreement (PCSA) has been entered into by the contractor and the Landlord [Freeholder]

You can find more information regarding this on the GOV website:

<https://www.gov.uk/guidance/building-safety-fund-process-guide-for-residents#work-completion>

The Vendor has received the following information regarding the cladding;

"For The Litmus Building we are aware that there are elements of combustible cladding and insulation. A full investigation is ongoing, and we continue to liaise with the Landlord and the Building Safety Fund to expedite funding as soon as possible. As soon as we have further information relating to this, we will of course write to you to provide an update. You should however be aware that there will be a sustained period where noisy internal and external works will be taking place and you should expect some disruption to your environment, likely between the hours of 8am and 4pm. As we know more about the programme of works for The Litmus Building, we will of course write to you further.

Please note, it will not always be possible to consult on certain decisions which are determined/advised on by competent third parties such as the Fire and Rescue Service or specialist consultants. RMG will do all they can to explain the rationale behind decisions to you."

#### KEY UPDATES NOVEMBER 2025

RMG provided the following update to all leaseholders on 05/11/2025.

"PCSA Agreement:

The Pre-Construction Services Agreement (PCSA) is now in the final stages of negotiation. Once executed, this will formally initiate the next phase of site investigations and remediation design finalisation.

Opening-Up Works:

Preparations are underway for opening-up works, which will commence immediately after the PCSA is signed. These investigations are essential to validate the design and ensure all necessary remediation elements are captured.

Gateway 2 Submission:

The project team continues to compile the full suite of documentation required for the Gateway 2 application. Coordination between the contractor, design team, and BSR Principal Designer remains ongoing to ensure alignment on programme and deliverables.

## Next Steps

Execute the PCSA agreement

Begin opening-up investigations

Finalise and submit the Gateway 2 application - targeted for submission by the end of March 2026

Prepare the full works and cost schedule for submission to the CSS expected the end of March 2026

Estimated Start on Site date: 16th October 2026

Please note that all dates remain indicative and subject to change as the project progresses."

\*Please ensure that you complete your own research and get your own legal advice. Always check the conditions of your mortgage, should you be considering a purchase via a mortgage.

Contact Us:

0115 697 2829

contact@ngalloway.co.uk

www.normangalloway.co.uk

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\*DISCLAIMER: Please ensure to seek your own financial advice whenever making any type of investment

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your co-operation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly regarding furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in the sales particulars.

Please make sure you carefully read and agree with the contract before signing these documents.

Council Tax Band: C (Nottingham City Council)

Tenure: Leasehold (985 years)

Ground Rent: £250 per year (reviewed every 1 years)

Parking options: Underground

Electricity supply: Mains

Heating: Electric, Night Storage

Water supply: Mains

Sewerage: Mains

Accessibility measures: Wheelchair accessible, Step free access, Lift access

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**Entrance hall** w: 1.89m x l: 2.58m (w: 6' 2" x l: 8' 6")

This spacious entrance hallway leads to the open plan living area and provides access to the master bedroom, second bedroom, family bathroom and airing cupboard with lots of storage space.

**Kitchen/lounge** w: 3.61m x l: 7.61m (w: 11' 10" x l: 25' )

The contemporary red fully fitted kitchen benefits from integrated appliances including ceramic hob, oven, extractor, dishwasher, fridge, freezer and washing machine. This modern kitchen has a range of wall and floor units finished in high gloss red with a black splash back.

Lounge

The open plan lounge benefits from stunning views across Nottingham and comes complete with a Juliet balcony.

**Bathroom** w: 3.23m x l: 2.39m (w: 10' 7" x l: 7' 10")

The good size bathroom features ceramic wall tiles, white suites, chrome heated towel rail, spot lights to the ceiling, laminate flooring and full size bath tub fitted with shower and glass shower screen.

**Bedroom 1** w: 2.61m x l: 3.38m (w: 8' 7" x l: 11' 1")

This bright and spacious double bedroom benefits from built in mirror sliding door wardrobe and spot lights to the ceiling. The bedroom is fully carpeted and walls are painted white

**Bedroom 2**

w: 3.44m x l: 3.29m (w: 11' 3" x l: 10' 10")

This double bedroom benefits from large double glazed windows with views over Nottingham. A built in mirror, spot lights to the ceiling and an en suite bathroom. The bedroom is fully carpeted and walls are painted in neutral colour.

**En-suite** w: 0.96m x l: 3.04m (w: 3' 2" x l: 10' )

The good size ensuite features shower cubical, white WC and basin, white and blue ceramic tiles to the walls, wall mounted chrome heated towel rail, spot lights to the ceiling and laminate flooring.

**Cupboard** w: 0.61m x l: 0.87m (w: 2' x l: 2' 10")

Airing cupboard with water source heating pump.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



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