



£140,000 Offers Over

Apartment , The Litmus Building, Huntingdon Street, Nottingham

Apartment | 2 Bedrooms | 2 Bathrooms

0115 697 28 29

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# Step Inside

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## Key Features

- Close to local shops
- Close to tram link and bus stops
- Double Glazing
- Ensuite Shower
- Gym
- Private Balcony
- Swimming Pool

## Property Description

2 bedrooms and 2 bathrooms, open plan kitchen/lounge.

Cash buyers preferred

CURRENTLY VACANT

## Main Particulars

Norman Galloway is proud to present this bright 2 bedroom; 2-bathroom apartment situated on the 1st floor in the ever-popular Litmus Building located in Nottingham City Centre.

This property is perfect for any type of purchase; first time buyers; working professionals who want to be close to the city centre; landlord who is looking to expand their portfolio; or an investor.

CASH BUYERS PREFERRED

Recent Updates:

The apartment has recently undergone some improvements, including new carpets throughout and a full end-of-tenancy clean, ensuring it is in excellent condition and ready for immediate occupancy or rental. These upgrades make it an appealing option for homebuyers looking for a hassle-free move-in experience or investors seeking a low-maintenance property with the potential for strong rental returns.

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 flat has just been painted throughout in a clean and fresh white décor, with a carpet clean. The current owner will be leaving the major electrical kitchen appliances such as, dishwasher, washer dryer, fridge and freezer, oven, hob, cooker hood extractor. The vendor has recently installed a new oven.

The open plan lounge benefits from stunning views across St Mary's rest gardens and comes complete with a full size balcony.

Parking

Parking is available in a designated slot in the underground carpark.

Although there had recently been a fire in the -2 level of the carpark, the -1 is still available to park in as a temporary measure.

#### USEFUL INFORMATION:

- EPC: D exp September 2029
- EICR: Satisfactory exp January 2026
- Council Tax Band C
- No gas at the property
- Within Selective Licencing Area for Nottingham City Council

#### 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:

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DISCLAIMER: Please ensure you seek your own financial and planning advice when making type of purchase/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 in respect of 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 a tenancy agreement and inventory. Please make sure you carefully read and agree with the contract and any inventory provided before signing these documents

Council Tax Band: C (Nottingham City Council)

Tenure: Leasehold (980 years)

Ground Rent: £250 per year

Service Charge: £2,956.64 per year

1 x Parking space - secure parking

Accessibility measures: Level access, Lift access, Ramped access

Building safety issues: Integrity of building materials, Insufficient fire alarm systems

**Kitchen/lounge** w: 3.46m x l: 8.32m (w: 11' 4" x l: 27' 3")

Open plan kitchen and lounge. Kitchen includes hob, built-in microwave oven, extractor fan and mini-dishwasher.

**Entrance/Hallway** w: 1.46m x l: 2.11m (w: 4' 10" x l: 6' 11")

**Bedroom 1** w: 2.87m x l: 4.16m (w: 9' 5" x l: 13' 8")

Double bedroom, with perfect nook for desk/furniture. Built in wardrobe with mirrored sliding doors.

**Bathroom** w: 2.13m x l: 1.99m (w: 7' x l: 6' 7")

Full bathroom suite. Bath has a shower hose attachment, and comes with shower screen and shower rail.

**Bedroom 2** w: 2.7m x l: 3.62m (w: 8' 10" x l: 11' 11")

Double bedroom with window looking over the balcony. Has access to an en-suite bathroom. Built in wardrobe with mirrored sliding doors.

**En-suite**

Includes a toilet, sink and shower cubicle.

**Cupboard** w: 1.36m x l: 0.79m (w: 4' 5" x l: 2' 7")

Extra space for storage. Hosts the water immersion for the property.

**Balcony** w: 2.49m x l: 6.58m (w: 8' 2" x l: 21' 7")

Large balcony looking over St Mary's Rest Garden. Access from apartment by French doors.









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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 © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



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