£112,000

The Hicking Building, Queens Road, Nottingham

Apartment | 1 Bedroom | 1 Bathroom

Step Inside

Key Features

- Balcony
- Bath with over bath shower
- chain free
- Close To City Centre
- Close To Local Amenities
- Close to local shops
- Close to Train Station
- Close to tram link and bus stops
- Excellent Public Transport Links
- Fitted Bathroom

Property Description

Stylish 1-Bed Apartment with Parking and private balcony!

Modern open-plan living with a sleek fitted kitchen, spacious lounge, and a separate bedroom with an integrated sliding glass wardrobe and large windows for natural light. Perfect for anyone - buyers, investors, students, or professionals!

Main Particulars

Block 2, The Hicking Building - £112,000

Stylish One-Bedroom Apartment with secure underground allocated Parking

We're delighted to bring to market this beautifully presented one-bedroom apartment, ideally located within the ever-popular Hicking Building development. Offering a modern open-plan layout, quality finishes, and the added bonus of allocated parking, this property is an excellent choice for anyone seeking a comfortable home or a smart investment. Suitable for first-time buyers, investors, students, or single professionals alike.

Property Highlights
Spacious open-plan kitchen and living area featuring a contemporary fitted kitchen with integrated appliances, ample storage, and dual-aspect windows that flood the space with natural light.

Separate bedroom area providing a cosy and private retreat, complete with an integrated sliding glass wardrobe and large windows that flood the room with daylight while offering views of Nottingham city centre.

Modern bathroom fitted with a three-piece suite, shower over bath, heated towel rail, and stylish tiled splashbacks.

Secure development with lift access, fob entry system, and well-maintained communal areas.

Allocated parking space included - a rare advantage in this sought-after location.

Decked balcony - a perfect space to have a break when you want a breath of fresh air.

Rent valuations available upon request

Lease & Charges
Lease Length: Approx: 104 years
Within the Nottingham City Council Selective Licence Area
Council Tax band: B
EPC: C

Location
Situated on the door step of Nottingham Train Station and a short walk into the city centre, the Hicking Building offers excellent transport links, local amenities, and access to the vibrant lifestyle Nottingham has to offer.

You'll find a range of popular spots and conveniences nearby, including:

Starbucks - perfect for your morning caffeine fix

Picturesque canal walks just a stone's throw away

200 Degrees and other well-known cafés within minutes

Nottingham Train Station and Broadmarsh Bus Station for seamless commuting

Castle Marina Retail Park offering shops, supermarkets, and restaurants

A great selection of local eateries, pubs, and bars to enjoy day or night

Easy access to Nottingham's shopping centres, cultural attractions, and entertainment venues

*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: B (Nottingham City Council)
Tenure: Leasehold (104 years)
alex@hhn-management.co.uk

Hicking management 01157044949
Parking options: Underground
Electricity supply: Mains
Heating: Electric
Water supply: Mains

Sewerage: Mains
Broadband: ADSL, FTTC, FTTP
Accessibility measures: Wheelchair accessible, Level access, Step free access, Lift access

Kitchen w: 1.9m x l: 3.34m (w: 6' 3" x l: 10' 11")
Modern fitted kitchen with integrated appliances, stylish units, ample storage, and a stainless steel sink.

Living room w: 1.9m x l: 3.34m (w: 6' 3" x l: 10' 11")
Spacious open-plan living area with dual-aspect windows, providing a light and airy feel, perfect for relaxing or entertaining.

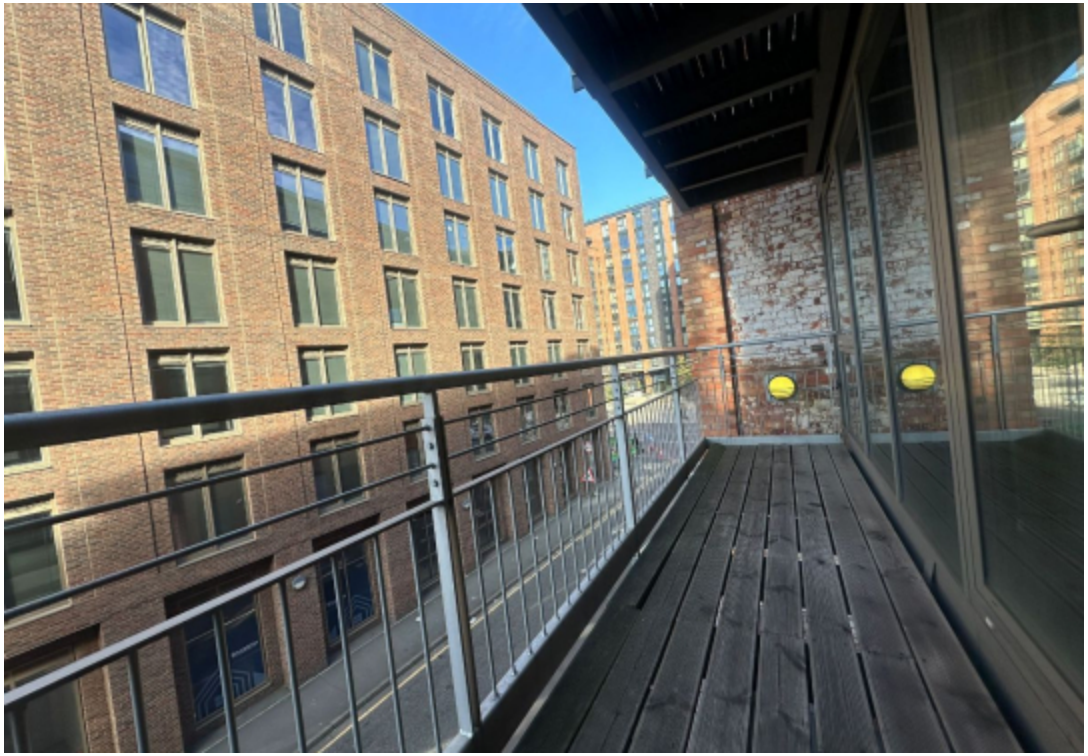
Hall w: 1.2m x l: 4.11m (w: 3' 11" x l: 13' 6")
Welcoming hallway featuring an interconnected smoke alarm, secure intercom entry system, and a doorbell for added convenience and security.

Bedroom w: 2.69m x l: 4.58m (w: 8' 10" x l: 15')
Bright and cosy sleeping area featuring an integrated sliding glass wardrobe and large windows that allow plenty of natural light.

Cupboard w: 0.76m x l: 1.21m (w: 2' 6" x l: 4')
Practical airing cupboard housing the hot water system, providing additional storage space.

Bathroom w: 1.71m x l: 2.1m (w: 5' 7" x l: 6' 11")
Contemporary three-piece suite with a shower over bath, sleek tiled splashbacks, heated towel rail, and extractor fan.

Balcony w: 5m x l: 8m (w: 16' 5" x l: 26' 3")
Private balcony offering peaceful outdoor living and a touch of luxury.



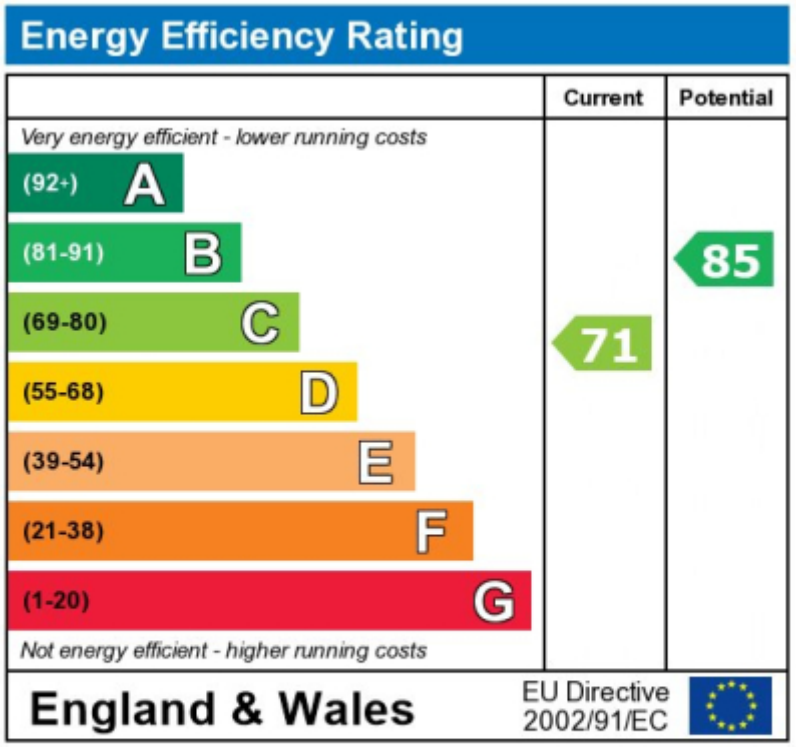
Hicking Building, Queens Road

NG2 - Nottingham City Center

Not to Scale - For illustration purposes only

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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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