



## 2 bed apartment to buy in NG1

195 Huntingdon Street, Nottingham,  
Nottinghamshire, NG1 3NY

**£80,000** Starting Bid

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Large open plan living space
- ✓ Two bedroom, two bathrooms
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Presenting a prime investment opportunity, this modern two-bedroom, two-bathroom apartment is strategically located on Huntingdon Street, Nottingham, offering an attractive proposition for discerning investors. This property is being sold via Secure Sale online bidding, ensuring a transparent and efficient transaction process. Terms and conditions apply.

This apartment is particularly appealing due to the immediate 'exchange of contracts' available, providing certainty and speed for investors looking to secure their next asset without delay. The property benefits from a favourable Council Tax Band C and an impressive EPC rating of B, indicating good energy efficiency and potentially lower running costs, a key consideration for rental yield.

Beyond the apartment itself, residents will benefit from an array of premium on-site facilities designed to enhance lifestyle and tenant appeal. These include a well-maintained swimming pool, a fully equipped gymnasium, and convenient changing rooms, all contributing to a desirable living environment. The presence of a dedicated concierge service further elevates the property's offering, providing security, convenience, and a professional point of contact for residents.

The layout of the apartment features two generously sized bedrooms and two modern bathrooms, making it highly suitable for a variety of tenants, including professionals, couples, or small families. The single open plan reception room provides a comfortable and versatile living space. Balcony completes the property in this highly popular Tenanted property.

Its city centre location ensures excellent connectivity to Nottingham's vibrant amenities, including shopping, dining, entertainment, and transport links, all of which contribute to strong rental demand.

This property represents a compelling addition to any investment portfolio, combining a desirable location, modern amenities, and a streamlined acquisition process through the Secure Sale method. Investors are encouraged to act swiftly to capitalise on this opportunity.

Tenanted since August 2025 at a monthly rent of £1100pcm

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 980

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £4,313.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: Allocated

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

195 Huntingdon Street, Nottingham, Nottinghamshire, NG1 3NY

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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