



Apartment 714, The Litmus Building, Huntingdon Street, Nottingham, Nottinghamshire, NG1

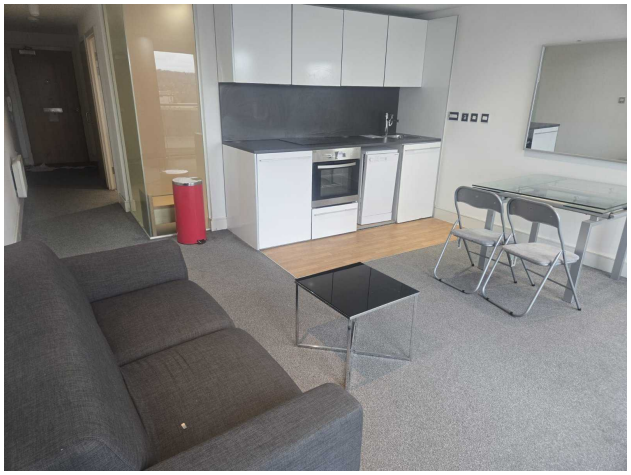
Price Reduced to: £90,000

Leasehold

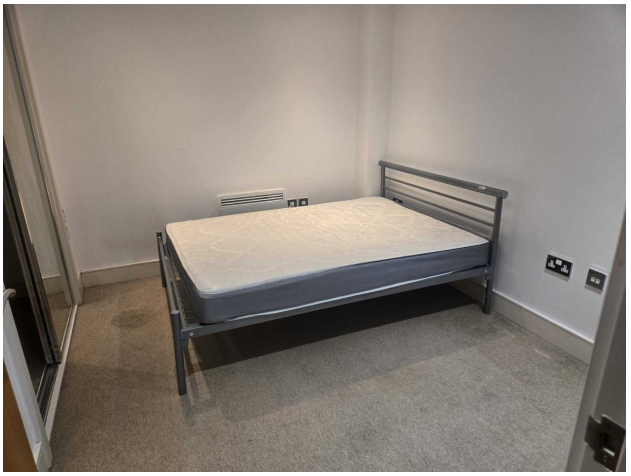
Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Apartment 714, The Litmus Building, 195 Huntingdon Street, Nottingham, NG1 3NY
For Sale – £90000
Available Immediately – No Upward Chain
Cash Buyers Only







PROPERTY OVERVIEW
Apartment 714 is a modern 7thfloor leasehold flat situated within the highly soughtafter Litmus Building, one of Nottingham's landmark city-centre residential towers. Designed for contemporary living, the development offers excellent facilities, secure entry, and an unbeatable central location.

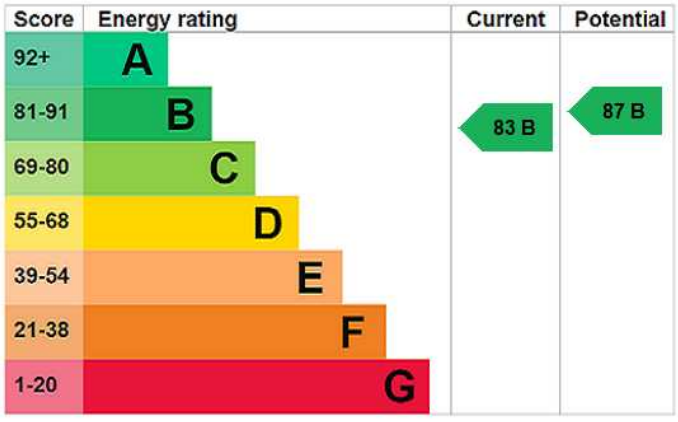
Floor Area: approx. 484 sq ft [zoopla.co.uk]
Property Type: Leasehold Flat, built 2003–2006
Floor Level: 7th floor with elevated city views
Windows: Fully double glazed
Heating: Electric room heaters; hot water via offpeak immersion heater

INTERNAL ACCOMMODATION
Entrance Hall
Secure entry with access to all rooms.
OpenPlan Living / Kitchen Area
Bright and airy with modern fittings, ideal for city living.
Bedroom
A comfortable double bedroom with natural light.
Bathroom
Contemporary suite with WC, wash basin, and shower.

LOCATION — NOTTINGHAM CITY CENTRE
The Litmus Building occupies a prime location on Huntingdon Street, just moments from:

Nottingham Victoria Centre
Major transport links (tram, bus, rail)
Nottingham Trent University
Popular bars, restaurants, and retail amenities

The development's position makes it ideal for professionals, investors, and those looking for convenient city-centre living.



EPC Rating: B

BUILDING AMENITIES

The Litmus Building is known for its excellent lifestyle features, including:

24hour concierge
Leisure suite with gym, swimming pool, sauna & steam room [zoopla.co.uk]
Secure parking options with controlled access
Secure parcel storage, CCTV, and onsite maintenance
Highspeed Hyperoptic broadband available buildingwide

ENERGY PERFORMANCE

EPC Rating: B (Latest assessment 27 Nov 2018)
Heating: Electric room heaters
Hot Water: Offpeak immersion
Double Glazing: Yes

LEASEHOLD & COST INFORMATION
Ground Rent

£250 per annum
Scheduled increase in 2029

Service Charges (2025–2026)

01 April 2025 – 30 September 2025: £2,069.23
01 October 2025 – 31 March 2026: £2,069.23

(Service charge includes parking provision as per owner details.)
EWS1 STATUS

No EWS1 form currently available

All services / appliances have not and will not be tested

ENQUIRIES & VIEWINGS

Charges
Council Tax Band:

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