



Apartment T1101, Nottingham One Tow, Canal Street, Nottingham, Nottinghamshire, NG1

Asking Price: £220,000

Leasehold

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

Property

Details
Apartment T1101 — Nottingham One Tower
156 Canal Street, Nottingham, NG1 7HG
A Landmark City Residence
Apartment T1101 occupies a commanding position on the 10th floor of the architect designed Nottingham One Tower, one of the city's most recognisable modern developments.
With its striking glass façade, elevated views, and generous internal proportions, this exceptional two bedroom apartment offers a refined blend of contemporary design, city convenience, and premium urban living.

Perfectly placed between Nottingham Station, the tram network, and the vibrant Southside regeneration zone, this residence delivers both lifestyle and long-term value.

Property Highlights
10thfloor apartment with impressive natural light

Approx. 75 m² / 807 sq ft of well designed living space

Two double bedrooms including a private ensuite to the principal bedroom

Expansive open plan living, dining and kitchen area

Floorcovering glazing with elevated city views

Modern fitted kitchen with integrated appliances

Contemporary family bathroom

EPC Rating: B (82)

Secure building access and lift to all floors

Highspeed broadband available

Outstanding rental and investment appeal

The Living Space
The heart of the apartment is a bright, open plan living area framed by large windows that draw in daylight and showcase the city skyline.







The space flows effortlessly from the lounge to the dining area and into a sleek, modern kitchen fitted with integrated appliances and contemporary cabinetry.

This is a room designed for both relaxation and entertaining — a calm retreat above the energy of the city.

Bedrooms
Principal Bedroom
A spacious double bedroom with fitted storage and a private ensuite shower room, offering comfort and privacy.

Bedroom Two
A second generous double bedroom, ideal for guests, sharers, or a dedicated home office.

Bathrooms
Both the ensuite and main bathroom feature modern fixtures, clean lines, and a high quality finish.
The main bathroom includes a bath with shower over, WC, and wash basin — designed for everyday convenience.

The Development
Nottingham One Tower is a contemporary, glass fronted landmark building positioned directly beside the Nottingham Canal.
Residents benefit from:

Secure entry system

Lift access

Modern communal areas

Professional building management

Excellent connectivity and transport links

The development is known for its strong rental demand and enduring appeal among professionals seeking premium city living.

Location & Lifestyle
Situated on Canal Street, the apartment enjoys immediate access to:

Nottingham Train Station (3–5 minutes' walk)

Tram stop directly outside

City centre, Broadmarsh, Hockley & Lace Market

Canalside cafés, bars and walking routes

Nottingham Castle & cultural attractions

Local supermarkets including Sainsbury's Local, Tesco Express & Coop

The area forms part of Nottingham's major Southside regeneration, bringing new public spaces, improved transport links, and significant investment — all contributing to long term value growth.

Tenure & Key Information
Tenure: Leasehold

Lease Remaining: Approx. 108 years

Council Tax Band: C

Heating: Community heating & hot water

EPC: B (82)

Full lease, service charge and ground rent details are available on request.

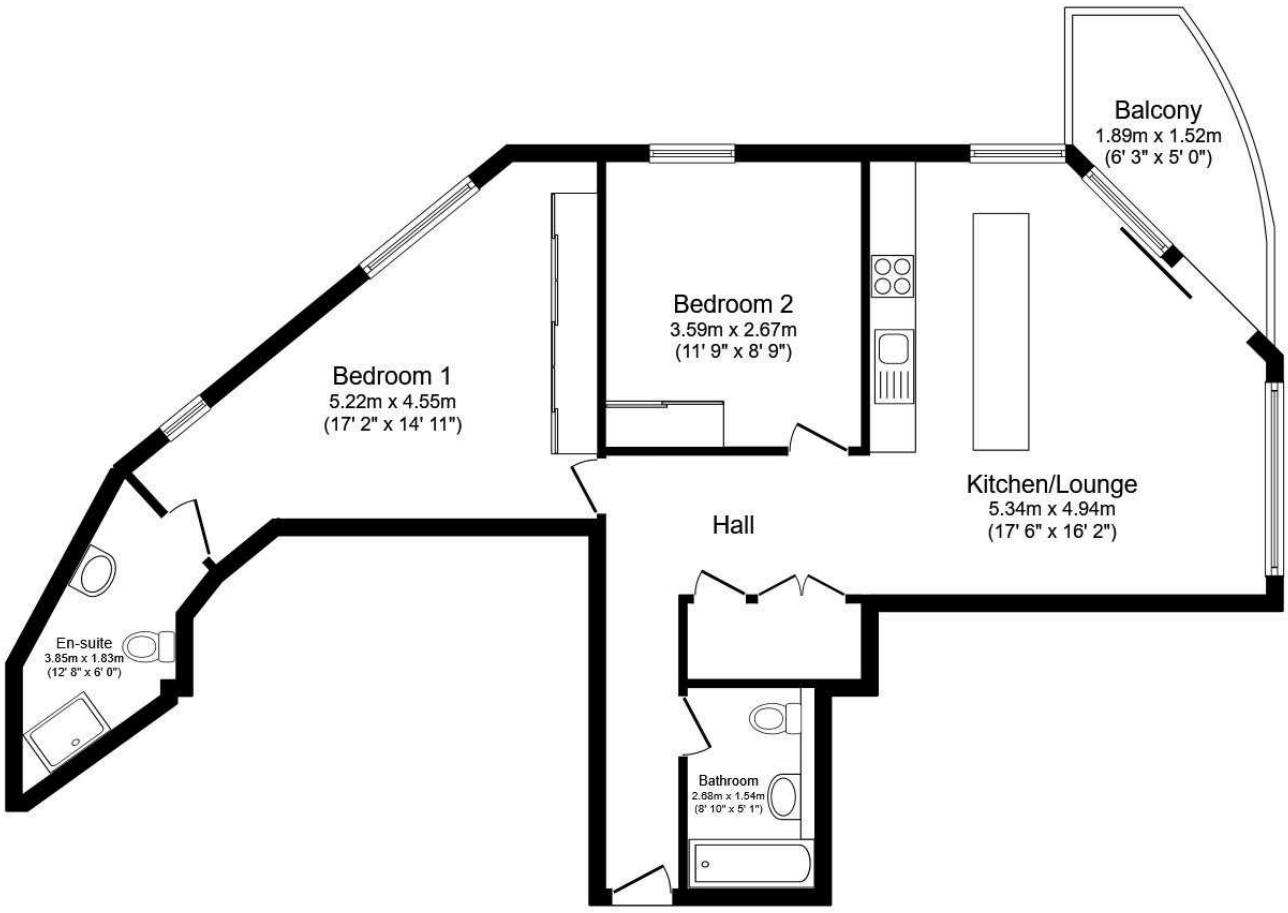
Why This Property Stands Out
Apartment T1101 is one of the largest and most desirable layouts within Nottingham One Tower.
Its combination of size, elevation, EPC rating, and location makes it a rare opportunity for both owner occupiers and investors.

High floor apartments of this calibre seldom come to market.

Arrange a Viewing
For further information or to arrange a private viewing, please contact our team.
Early interest is strongly encouraged.

Charges
Council Tax Band:

EPC Rating: TBC



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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