



The Hicking Building Queens Road, Nottingham  
£850 pcm





## The Hicking Building

Queens Road, Nottingham, NG2

**Comfort Estates are delighted to present this refurbished one-bedroom apartment in the prestigious Hicking Building, ideally located just moments from Nottingham Train Station.**

This stylish flat has been updated to a high standard and boasts a modern fitted kitchen with integrated appliances, brand-new blinds, and contemporary spotlights throughout. Freshly painted in neutral tones, the apartment offers a bright, clean, and welcoming feel.

Perfectly situated for both professionals and commuters, the property benefits from excellent transport links with the train station and tram stop on your doorstep. Nottingham City Centre is just a short walk away, placing shops, bars, restaurants, and all local amenities within easy reach.

**Available to rent from the 7th October 2025 - enquire now to book in a viewing!**







## The Hicking Building

Queens Road, Nottingham, NG2

| One Bedroom Apartment | City Centre Location | Excellent Transport Links | Available 7th October 2025 | Integrated Appliances | Near Nottingham Train Station |

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Great Transport Links
- Integrated Appliances
- Open Plan Kitchen & Living Area
- Close to City Centre
- Recently Refurbished
- Unfurnished Property
- One Bedroom
- Available 7th October 2025

**Hallway**

6' 7" x 6' 7" (2.00m x 2.00m)

Upon entering the property via the main door, you'll then find entrances to the living space & kitchen, bedroom and bathroom. You'll also find a storage cupboard complete with coat hooks. New wood effect laminate flooring.

**Bathroom**

6' 7" x 6' 7" (2.00m x 2.00m)

A well-appointed bathroom with white 3-piece suite including panelled bath with shower, WC and wash hand basin. With tile surround, wood effect lino flooring, large mirror, heated towel rail and spotlight fittings.

**Bedroom**

9' 10" x 16' 5" (3.00m x 5.00m)

A bright and well-proportioned bedroom with a large double glazed window to the back aspect with views into the communal courtyard. With newly cleaned carpets and large built-in mirrored wardrobe.

**Open Plan Living**

9' 10" x 13' 1" (3.00m x 4.00m)

A bright and airy room – perfect for modern living. A good sized kitchen/living space with a large double glazed window to the back aspect. With wood laminate flooring, neutral décor, electric storage heaters and wall lights.

**Kitchen**

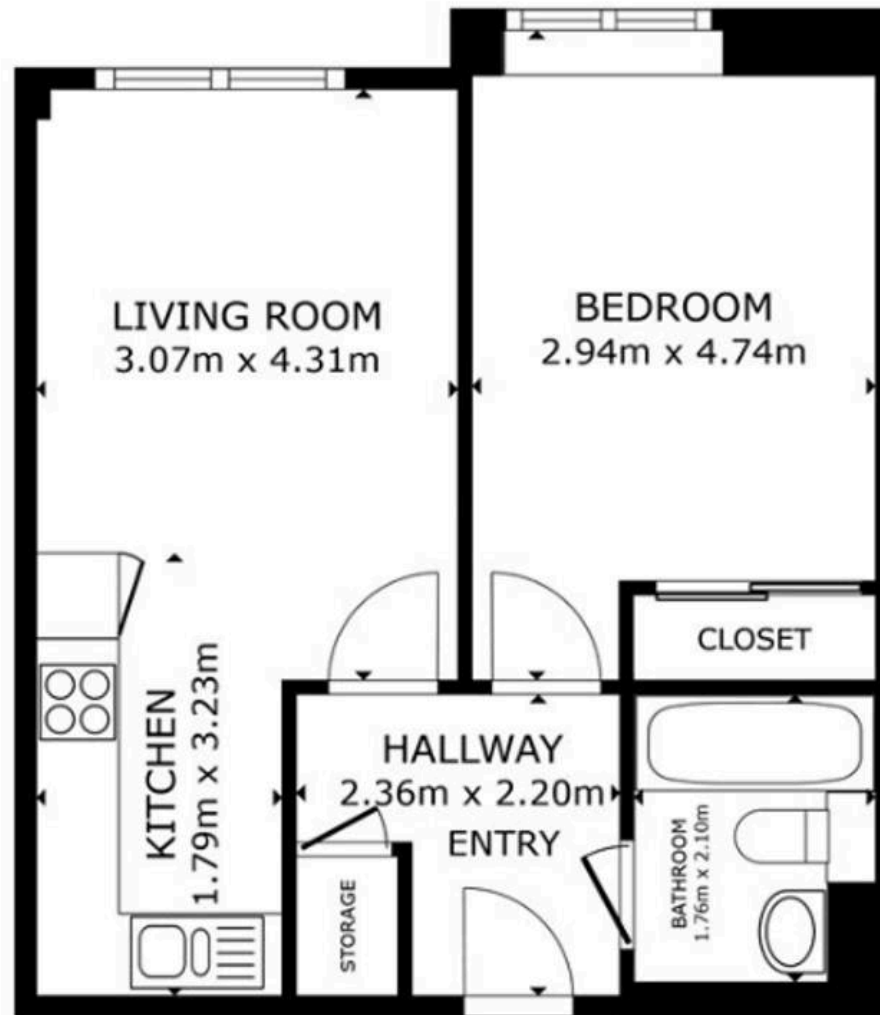
6' 7" x 9' 10" (2.00m x 3.00m)

A fitted kitchen with grey marble effect work surfaces and integrated appliances, including: stainless steel single oven and halogen hob, sink, integrated washing machine, fridge freezer and dishwasher.

**Accessibility**

Lift access to the apartment.





GROSS INTERNAL AREA  
FLOOR PLAN 1 41.5 m<sup>2</sup>