

HoldenCopley

PREPARE TO BE MOVED

Newstead Grove, Nottingham, Nottinghamshire NG1 4GZ

£1,050,000

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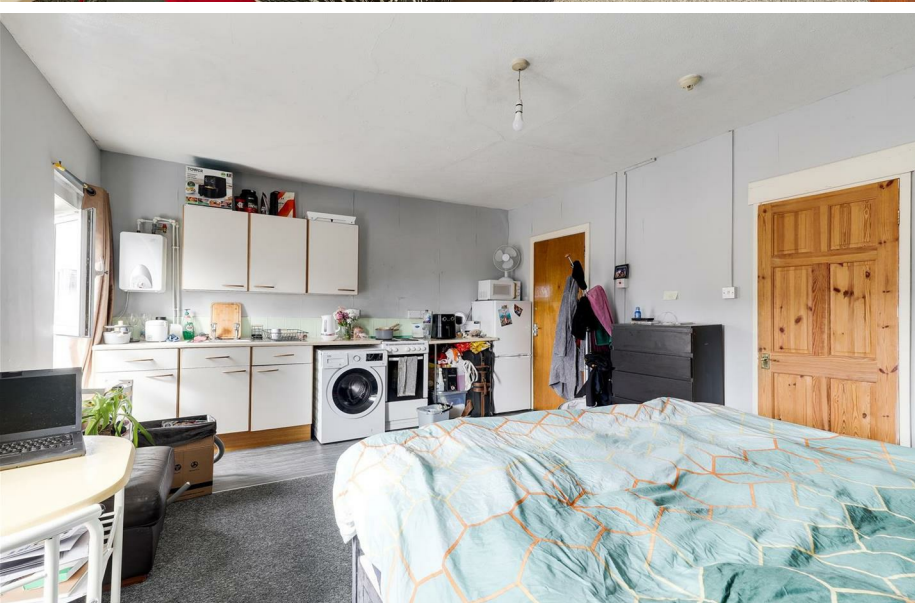


INVESTMENT OPPORTUNITY IN PRIME LOCATION...

This impressive property presents a rare and highly lucrative investment opportunity, featuring 16 fully let self-contained flats and studio apartments. Generating a remarkable annual income of £87,120, it boasts a strong gross rental yield of approximately 8.29%, making it an ideal choice for both new and seasoned investors seeking consistent returns. Located in a prime area in the heart of Nottingham, just moments from Nottingham City Centre, the City Hospital, and major universities, the property benefits from high demand. Its proximity to key bus routes ensures excellent tenant accessibility, further enhancing its appeal. This is an exceptional opportunity to acquire an almost fully let, high-yield property in a sought-after location, offering a valuable addition to any investment portfolio.

MUST BE VIEWED





- 16 Self-Contained Flats & Studio Apartments
- Tenants In Situ
- Approx 8.29% Annual Gross Rental Yield
- Prime City Location
- Fantastic Investment Opportunity
- Contact The Office For More Information



GROUND FLOOR

Communal Entrance

The communal entrance hall has carpeted flooring, coving to the ceiling, a decorative ceiling arch, and provides access into the accommodation.

Studio Flat

17'2" × 15'2" (5.24 × 4.63)

This studio flat has tiled and carpeted flooring, a window, a range of fitted kitchen units with space for various appliances, a wall-mounted electric heater, and a single door providing access.

Shower Room

This space has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with an electric shower fixture, partially tiled walls, and wood-effect flooring.

Open plan Kitchen-Living

20'4" × 11'9" (6.21 × 3.59)

The kitchen has a range of fitted gloss base and wall units with worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, vinyl flooring, open plan to the living area with carpeted flooring, a TV point, recessed spotlights, a radiator, and a window.

Shower Room

6'10" × 6'3" (2.09 × 1.93)

This space has a low level dual flush W/C, a wash basin with fitted storage underneath, a shower enclosure with a wall-mounted electric shower, partially tiled walls, vinyl flooring, a heated towel rail, an extractor fan, and an obscure window.

Bedroom

15'3" × 13'6" (4.65 × 4.13)

The bedroom has a window, carpeted flooring, a wall-mounted electric heater, and access into an en-suite.

En-Suite

7'7" × 2'8" (2.33 × 0.83)

The en-suite has a low level dual flush W/C, a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, a heated towel rail, an extractor fan, and recessed spotlights.

Studio Flat

16'5" × 16'4" (5.02 × 4.98)

This studio flat has fitted base and wall units with a worktop, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, vinyl and carpeted flooring, a wall-mounted electric heater, a UPVC double-glazed window, and a bay window.

Shower Room

7'8" × 3'6" (2.35 × 1.09)

The shower room has a low level dual flush W/C, a wash basin, a shower enclosure with a wall-mounted electric shower fixture, vinyl flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window.

Studio Flat

16'5" × 14'6" (5.02 × 4.42)

This studio flat has a bay window, wood-effect flooring, fitted base and wall units with a worktop, a stainless steel sink with taps and drainer, space for a cooker and a fridge freezer, space and plumbing for a washing machine, and coving to the ceiling.

Shower Room

11'4" × 2'11" (3.46 × 0.91)

The shower room has a low level dual flush W/C, a wash basin, a wall-mounted electric shower fixture, vinyl flooring, partially tiled walls, an extractor fan, and recessed spotlights.

Studio Flat

17'9" × 17'4" (5.43 × 5.29)

This studio flat has fitted base and wall units with worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a fridge freezer, vinyl and carpeted flooring, tiled splashback, two wall-mounted electric heaters, coving to the ceiling, and a bay window.

Shower Room

4'7" × 4'6" (1.42 × 1.38)

This shower suite has a low level dual flush W/C, a wash basin, a shower enclosure, partially tiled walls, vinyl flooring, and an extractor fan.

FIRST FLOOR

Studio Flat

16'7" × 13'6" (5.08 × 4.14)

This studio flat has carpeted and vinyl flooring, a range of fitted gloss base and wall units with worktops, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for an under-counter fridge, an integrated oven with an electric hob and extractor fan, tiled splashback, a vertical radiator, coving to the ceiling, and UPVC double-glazed windows.

Shower Room

16'11" × 2'10" (5.18 × 0.88)

This shower room has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted electric shower fixture, vinyl flooring, a wall-mounted electric heater, partially tiled walls, vinyl flooring, two UPVC double-glazed obscure windows, and a single obscure window.

Open Plan Kitchen-Living

19'0" × 17'3" (5.80 × 5.26)

The kitchen has fitted base units with a worktop, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, vinyl and carpeted flooring, a wall-mounted electric heater, coving to the ceiling, a bay window and an additional window.

Bedroom

17'5" × 11'6" (5.31 × 3.52)

This bedroom has carpeted flooring, coving to the ceiling, a wall-mounted electric heater, a window, and access into the en-suite.

En-Suite

9'4" × 4'4" (2.86 × 1.34)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, and a window.

Studio Flat

15'7" × 13'7" (4.75 × 4.16)

The studio flat has fitted base and wall units with a worktop, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a fridge, vinyl and carpeted flooring, a radiator, coving to the ceiling, and a single UPVC door.

Shower Room

8'0" × 3'2" (2.46 × 0.97)

This space has a low level dual flush W/C, a wash basin, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Studio Flat

17'2" × 12'9" (5.25 × 3.90)

This studio flat has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, space for an under-counter fridge, tiled splashback, vinyl and carpeted flooring, an in-built cupboard, and a bay window.

Shower Room

7'3" × 3'8" (2.21 × 1.12)

This space has a low level dual flush W/C, a wash basin, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, a radiator, and an extractor fan.

SECOND FLOOR

Dining Room

13'6" × 9'3" (4.12 × 2.84)

This room has a single-glazed window, carpeted flooring, and a radiator.

Kitchen

13'7" × 6'11" (4.16 × 2.12)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer and cooker, a wall-mounted boiler, tiled splashback, vinyl flooring, and a single-glazed window.

W/C

6'0" × 2'10" (1.85 × 0.88)

This space has a low level flush W/C, a wash basin, vinyl flooring, an extractor fan, and a single-glazed obscure window.

Bedroom

16'6" × 13'8" (5.04 × 4.19)

This bedroom has a bay window, carpeted flooring, coving to the ceiling, and a radiator.

Studio Flat 17'1" x 12'0" (5.21 x 3.66)

This studio flat has fitted base units with a worktop, a stainless steel sink with a tap and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a fridge freezer, carpeted flooring and vinyl flooring, a wall-mounted electric heater, a window, and a walk-in closet.

Closet

The closet has wall-mounted shelves.

Shower Suite

This space has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, waterproof splashback, vinyl flooring, an extractor fan, a towel rail, and an obscure window.

Studio Flat 15'5" x 13'10" (4.71 x 4.22)

This studio flat has fitted base and wall units with worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a fridge, tiled splashback, vinyl and carpeted flooring, a radiator, and a window.

Shower Room 9'8" x 3'0" (2.95 x 0.93)

This space has a low level flush W/C, a wash basin, a shower enclosure, a radiator, vinyl flooring, partially tiled walls, an extractor fan, and a window.

THIRD FLOOR

Bedroom 16'6" x 13'5" (5.03 x 4.10)

This bedroom has a window, carpeted flooring, a radiator, and a sunken wash basin with fitted storage underneath and tiled splashback.

Shower Room 4'9" x 3'9" (1.47m x 1.16m)

This space has a wash basin, a shower enclosure with an electric shower fixture, partially tiled walls, vinyl flooring, an extractor fan, and a window.

Bedroom 16'6" x 16'7" (5.04 x 5.06)

This bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

Studio Flat 19'0" x 13'10" (5.81 x 4.22)

This studio flat has fitted base and wall units with a worktop, a stainless steel sink with taps and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, carpeted flooring and vinyl flooring, two UPVC double-glazed windows, and access into the en-suite.

En-Suite

This space has a low level flush W/C, a wash basin, a shower enclosure with a wall-mounted electric shower fixture and a bi-folding shower screen, fully tiled walls, vinyl flooring, and an extractor fan.

Studio Flat 16'10" x 11'11" (5.14 x 3.64)

This studio flat has a range of fitted base units with worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for an under-counter fridge, tiled splashback, carpeted flooring, a wall-mounted electric heater, a fitted wardrobe, and access into a closet.

Bathroom 6'5" x 6'3" (1.97 x 1.93)

The bathroom has a low level dual flush W/C, a wash basin, a panelled bath with an electric shower fixture, a shower screen, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window.

Studio Flat 15'5" x 13'9" (4.70 x 4.20)

This studio flat has fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge, tiled splashback, vinyl and carpeted flooring, a radiator, and a window.

Shower Room 9'3" x 2'10" (2.83 x 0.87)

This space has a low level flush W/C, a wash basin, a shower enclosure, a radiator, vinyl flooring, partially tiled walls, an extractor fan, and a window.

BASEMENT LEVEL

Cellar One 7'4" x 6'5" (2.26 x 1.96)

Cellar Two 11'11" x 3'3" (3.64 x 1.00)

Cellar Three 16'11" x 7'1" (5.18 x 2.16)

Cellar Four 13'5" x 7'3" (4.10 x 2.21)

Cellar Five 10'4" x 3'10" (3.16 x 1.18)

Cellar Six 5'10" x 2'10" (1.79 x 0.88)

Cellar Seven 16'3" x 5'9" (4.97 x 1.76)

Cellar Eight 5'3" x 6'3" (1.62 x 1.91)

DISCLAIMER

Some flats within the property were unfortunately inaccessible.

Council Tax Band Rating - Nottingham City Council - All flats have a council tax band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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