

HoldenCopley

PREPARE TO BE MOVED

Second Avenue, Forest Fields, Nottinghamshire NG7 6JJ

Offers Over £350,000

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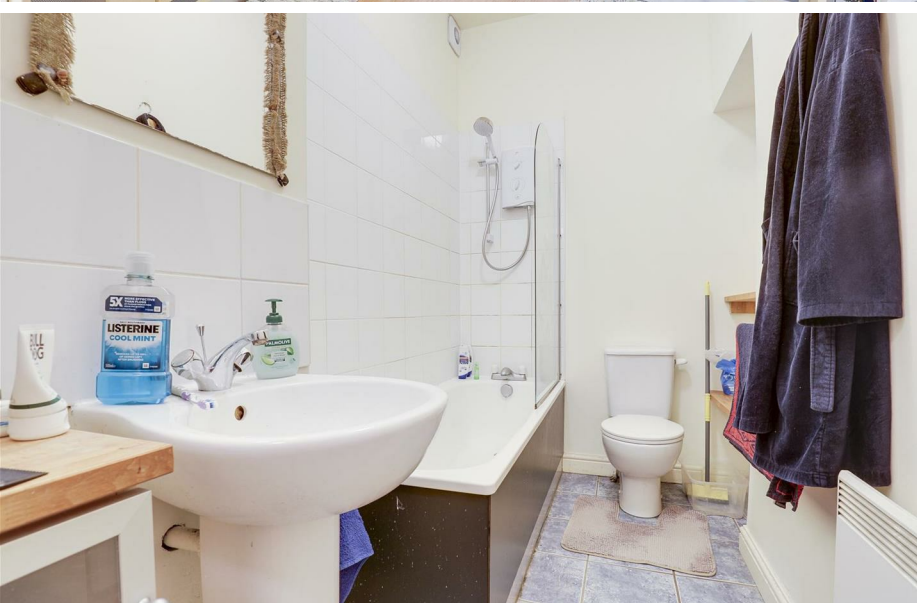


GREAT INVESTMENT OPPORTUNITY...

This property offers a highly attractive investment opportunity, comprising four fully tenanted flats that generate an impressive gross rental yield of approximately 8.3%. Ideal for both new and experienced investors, this property promises consistent and substantial returns. Strategically situated near Nottingham City Centre, the property benefits from strong demand among tenants. Its excellent connectivity to key bus and tram routes enhances accessibility, making it a convenient and appealing choice for renters. The area's local amenities and proximity to essential services further increase its desirability. This property represents a chance to acquire a fully let, high-yielding investment that requires minimal additional effort, ensuring steady income from day one. With its combination of a well-connected location, stable occupancy, and exceptional rental yield, it is a standout addition to any investment portfolio.

MUST BE VIEWED





- Four Self Contained Flats
- Each With One Bedroom
- Tenants In-Situ
- Gross Rent Yield of 8.3%
- Great Investment Opportunity
- Excellent Transport Links
- Well-Connected Location
- Close To The City Centre
- No Upward Chain
- Must Be Viewed





Entrance

The entrance has windows to the side and front elevations, tiled flooring, carpeted stairs, a built-in cupboard and a single door providing access into the accommodation.

FLAT 1

The first flat has wood-effect flooring, two built-in cupboards, a wall-mounted phone intercom and a single door providing access into the accommodation.

Bedroom

13*7" x 9*6" (4.15m x 2.92m)

The bedroom has a window to the front elevation, carpeted flooring, a wall-mounted electric heater and fitted wardrobes with drawers.

Bathroom

9*7" x 4*11" (2.93m x 1.52m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower and a glass shower screen, tiled flooring, a wall-mounted electric heater, partially tiled walls, an electric shaving point and an extractor fan.

Kitchen Living Space

15*8" x 13*3" (4.80m x 4.04m)

This space has a range of fitted base and wall units with worktops, an electric hob with an extractor hood, a washing machine, a stainless steel sink with a drainer, wood-effect flooring, a wall-mounted electric heater, partially tiled walls, a window to the rear elevation and a single door providing access out to the garden.

FLAT 2

The second flat has wood-effect flooring, a wall-mounted electric heater, a wall-mounted phone intercom, a built-in cupboard and a single door providing access into the accommodation.

Living Room

15*8" x 15*8" (4.80m x 4.80m)

The living room has a window to the rear elevation, wood-effect flooring, a wall-mounted electric heater, wall-mounted light fixtures and a single door providing access out to the garden.

Kitchen

8*5" x 8*5" (2.59m x 2.57m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a electric hob with an extractor hood, a stainless steel sink and a half with a drainer, a washing machine, tiled flooring, a wall-mounted electric heater, partially tiled walls and a skylight to the ceiling.

Bedroom

11*10" x 10*8" (3.63m x 3.27m)

The bedroom has a window to the front elevation, carpeted flooring, a wall-mounted electric heater and fitted wardrobes.

Bathroom

8*5" x 4*10" (2.57m x 1.48m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower and a glass shower screen, tiled flooring, a wall-mounted electric heater, partially tiled walls, an electric shaving point and an extractor fan.

FLAT 3

The third flat has wood-effect flooring, built-in cupboards, a wall-mounted phone intercom, a skylight to the ceiling and a single door providing access into the accommodation.

Kitchen Living Space

22*6" x 13*6" (6.88m x 4.13m)

This space has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a washing machine, a stainless steel sink and a half with a drainer, wood-effect flooring, partially tiled walls, wall-mounted electric heaters, recessed spotlights, access into the loft and a window to the rear elevation.

Bathroom

8*5" x 5*2" (2.57m x 1.59m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower and a bi-folding shower screen, tiled flooring, a wall-mounted electric heater, partially tiled walls, an electric shaving point, recessed spotlights and an obscure window to the front elevation.

Bedroom

11*1" x 10*5" (3.39m x 3.19m)

The bedroom has a window to the front elevation, carpeted flooring, a wall-mounted electric heater, fitted wardrobes, recessed spotlights and access into the loft.

FLAT 4

The fourth flat has wood-effect flooring, a wall-mounted phone intercom and a single door providing access into the accommodation.

Kitchen Living Space

24*11" x 15*10" (7.60m x 4.84m)

This space has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a stainless steel sink and a half with a drainer, a washing machine, wood-effect flooring, wall-mounted electric heaters, partially tiled walls, recessed spotlights, a velux window to the ceiling and windows to the rear elevation.

Bathroom

8*9" x 4*9" (2.67m x 1.45m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower and a bi-folding shower screen, tiled flooring, a wall-mounted electric heater, partially tiled walls, an electric shaving point, an extractor fan, recessed spotlights and a velux window to the ceiling.

Bedroom

11*6" x 9*10" (3.53m x 3.01m)

The bedroom has a window to the front elevation, carpeted flooring, a wall-mounted electric heater, fitted wardrobes and drawers and recessed spotlights.

OUTSIDE

Outside there is off road parking and a shared low maintenance garden for the ground floor flats.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction –
- Any Legal Restrictions –
- Other Material Issues -

DISCLAIMER

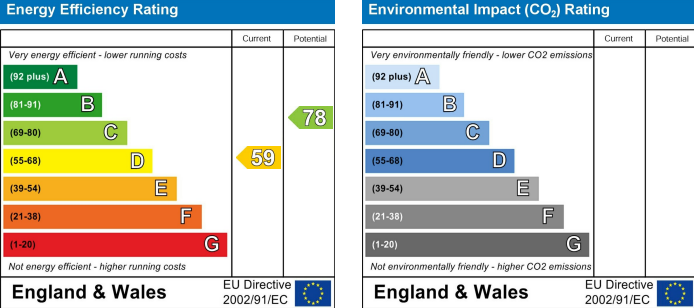
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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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