



Bard House, Shakespeare Street, Nottingham, NG1 4AH
£60,000 Leasehold

Bard House, Shakespeare Street

1 Bedroom, 1 Bathroom

£60,000

- Attention Investors
- Student Studio
- Communal Areas Including GYM / LAUNDRY ROOM / COMMON ROOM
- Central Location - Close To NTU
- 15.8% Yield
- Tenants In Situ

ATTENTION INVESTORS - TENANTS IN SITU - 15.8% YIELD! Student studio situated in this centrally located development close to NTU. Offering an open plan living and bedroom area, equipped kitchen and en-suite shower room. The development has shared areas including laundry facilities, gym, communal room and social evenings.



ENTRANCE Entrance hallway with wood effect laminate flooring, ceiling light and access to the bathroom, and open plan living areas.

SHOWER ROOM With shower enclosure with a mains fitted mixer bar shower, low flush w.c, pedestal wash hand basin, vinyl floor covering and ceiling light.

OPEN PLAN LIVING AREA 12' 8" x 12' (3.86m x 3.66m) Open plan living area with wood effect flooring, ceiling light, wall mounted electric heater, three secondary glazed windows to the side elevation, double bed, fitted wardrobe and desk. Open plan to the kitchen.

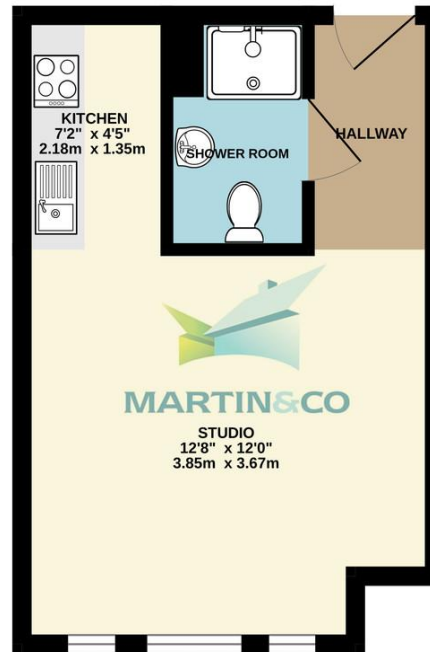
KITCHEN 7' 2" x 4' 5" (2.18m x 1.35m) Kitchen with high and low level units with a rolled edge worktop over with up stand incorporating a stainless steel sink and drainer, integrated electric oven, hob and extractor hood over, fridge with ice box, wood effect flooring and ceiling light.

COMMUNAL AREAS Communal areas include a gym, laundry room, common room and social evenings.

LEASE/TENANCY INFORMATION Rental Income 2023-24 Academic Year: £197.50 per week for 44 weeks/£8,690 for the academic year
Service Charge £3,906.37
Ground Rent £150.00
Leasehold Years 240 Years



GROUND FLOOR
235 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 235 sq.ft. (21.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Martin & Co Nottingham City

1 Russell Place • Nottingham • NG1 5HJ
T: 0115 8533230 • E: nottingham@martinco.com

0115 8533230

<http://www.martinco.com>



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