



Marco Island, Huntingdon Street, NG1 1AR
Offers Over £95,000 Leasehold


MARTIN&CO

Marco Island, Huntingdon Street

1 Bedroom, 1 Bathroom

Offers Over £95,000

- One Bedroom Apartment
- Popular Development
- Central Location
- Ideal Investment - Tenant In Situ
- 11% Yield
- No Onward Chain
-

OVER 11% YIELD! One bedroom apartment situated on the 4th floor of this popular development. Providing open plan living, a double bedroom and bathroom the property makes an ideal investment opportunity with a tenant in situ. Centrally located the development has an onsite concierge service and lift access.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL 15' 3" x 5' 6" (4.65m x 1.68m) With wood effect flooring, airing cupboard, ceiling light and opening out into the bedroom and living areas.

OPEN PLAN LIVING/KITCHEN 14' 3" x 14' 2" (4.34m x 4.32m) The kitchen offers a range of fitted high and low level units with a rolled edge laminate worktop over with upstand incorporating a stainless steel sink and drainer, integrated fridge with ice box, washing machine, dishwasher, electric oven, hob and extractor hood over and intercom system. The living area has a wall mounted electric panel heater, TV Aerial & phone points, wood effect laminate flooring and large double glazed window.

BEDROOM 8' 11" x 8' 4" (2.72m x 2.54m) Double bedroom area with wood effect laminate flooring, wall mounted electric panel heater and ceiling light.

BATHROOM With a three piece fitted suite comprising of a Bath with chrome mixer taps and mains fitted shower over, low flush w.c, pedestal basin, heated

towel rail, part wall tiling, vinyl flooring covering and ceiling light.

Situated within this popular development the property benefits from a 24 hour onsite concierge service, lift access and intercom system. The property makes an ideal investment opportunity as there are tenants in situ generating over an 11% yield and it is also being sold with no onward chain.

OTHER INFORMATION Service Charge £
Ground Rent £322.00
Leasehold Years - 130 Years







Martin & Co Nottingham City

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