



Templars Court, New Road, Nottingham, NG7 3GT
£125,000 Leasehold


MARTIN&CO

Templars Court, New Road

2 Bedrooms, 1 Bathroom

£125,000

- Two Bedroom First Floor Apartment
- Investment Opportunity
- 8.1% Yield
- Private Balcony
- Allocated Parking Space
- Popular Development

ATTENTION INVESTORS Two double bedroom first floor apartment situated in this popular development to be sold with tenants in situ generating an approx. yield of 8.1%. The accommodation comprises of an entry leading through to a hallway with a fitted kitchen with private balcony, spacious lounge/diner, two bedrooms and a fitted bathroom. The property also benefits from an allocated parking space.

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



HALLWAY With fitted carpet, storage cupboard, wall mounted radiator, intercom system and ceiling light.

LOUNGE/DINER 15' 1" x 13' 6" (4.6m x 4.11m) With a fitted carpet, two uPVC double glazed windows to the front elevation, two wall mounted radiators and two ceiling lights.

KITCHEN 9' 6" x 8' 9" (2.9m x 2.67m) With a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer and up stand, integrated electric oven, inset gas hob with extractor hood over, fridge/freezer, washing machine, wood effect vinyl flooring, uPVC double glazed French Doors leading to a private balcony and ceiling light.

MASTER BEDROOM 13' 1" x 8' 9" (3.99m x 2.67m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 9' 6" x 7' 7" (2.9m x 2.31m) With a

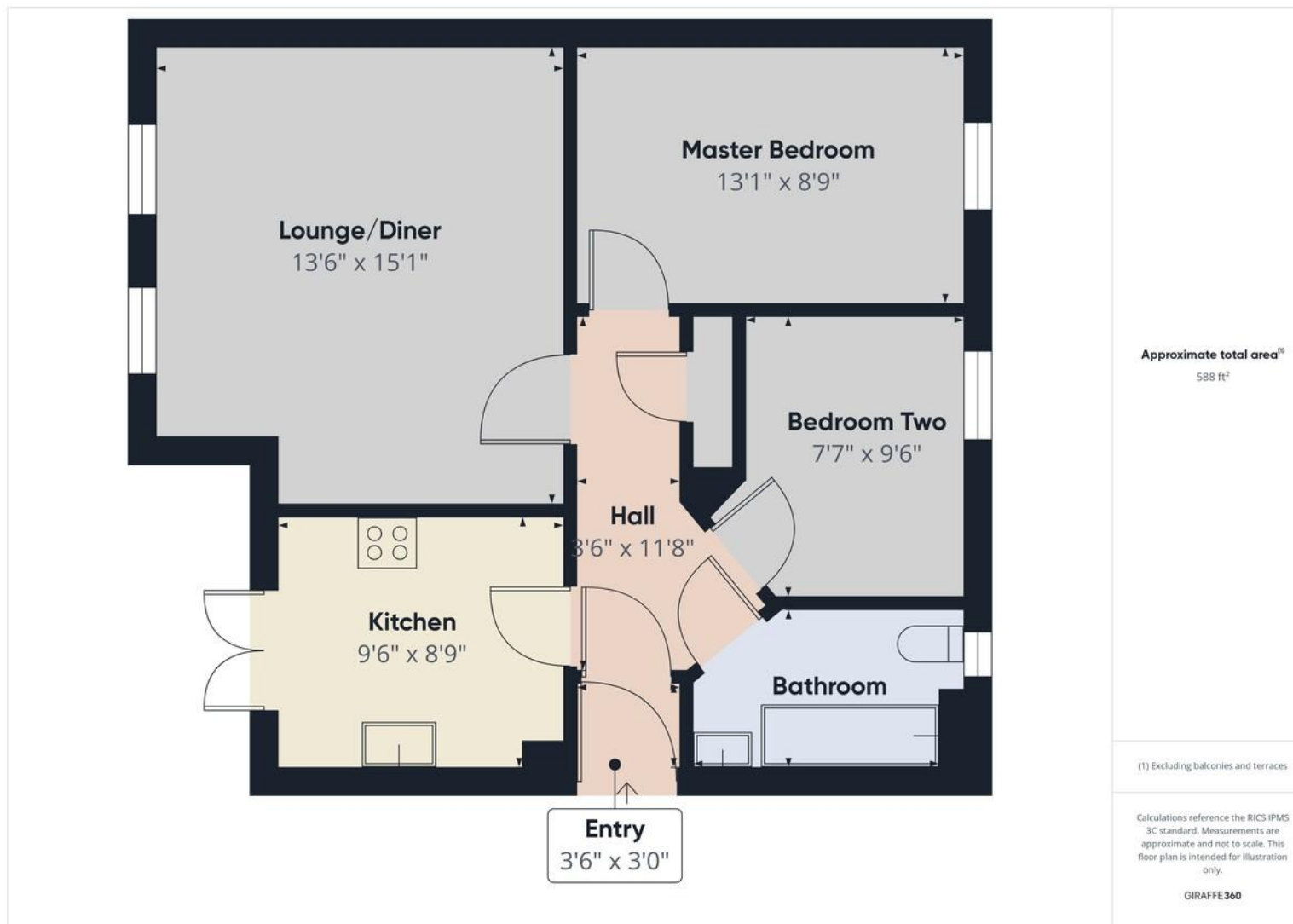
fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property has a private balcony and allocated parking space.







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.